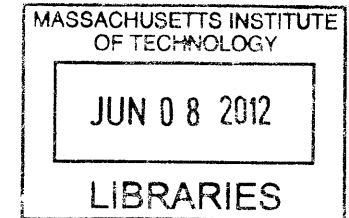


**IMPLICATIONS OF "NEO-ORIENTALIST" CONSERVATION IN FEZ,
MOROCCO:**
Need for an Innovative Non-Profit Alternative

By
Summer Sutton

Bachelor of Architecture
Cornell University (2009)



Submitted to the Department of Architecture in partial fulfillment of the requirements
for the degree of Master of Science in Architecture Studies

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ABSTRACT

The exotic and mystical image of Morocco has been imbedded in the minds of outsiders even before the French protectorate was established in the early 20th century. Many countries whose modern history has its origins in an outside hegemonic power tend to be ambivalent towards the impact of the colonizer's continued presence in the contemporary culture. Morocco, for example, has grown to embrace the foreign interest in its exotic world and now even encourages the oriental depictions of its country in order to increase foreign private investment, ultimately to preserve the historic heritage of the city.

The result of this preservation strategy is a paradoxical urban fabric of enhancement and atrophy made apparent in the architectural disparity between modern developments by foreign investors and the often dilapidated locally owned *riads*. This mixture of urban divergences also adds a special character to the city, which would make anyone question the need to intervene, but I will argue that the identity and sustainability of the heritage city is ultimately in question.

Through research and interviews with foreign investors, developers and local property owners in Fez, this thesis will identify the unfolding implications and opportunities of the current *riad* restoration movements in the city. It will evaluate non-profit alternatives for architectural conservation. The outcome of this research will establish the basis for ARCHeritage, a non-profit organization aimed to direct the future development of the city using historically appropriate design standards as well as micro-financing incentives for the renovation of locally owned property in order to help local businesses keep up with the modern forces of development in Fez.

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INTRODUCTION

“Islamic design” can have the power to transcend its artistic value and touch people within their hearts and minds, reminding them of a larger power and purpose in life of which they are a part. The craft of these designs has survived for many centuries and has been appreciated and respected in many varying ways from their purely aesthetic surface beauty to their use for personal introspection. The subtle reminders of hope and faith are imbedded within the creation of these designs and innately influence the personal experience when in its presence.

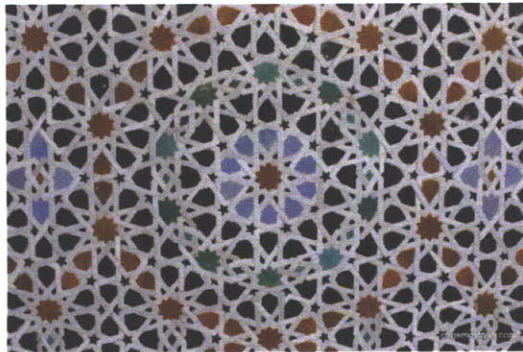


FIG. 0.1 “ISLAMIC DESIGN” in the form of geometric tiling

“Islamic design” goes beyond simply the culmination of sets of beautiful geometric patterns. (FIG. 0.1). The window, the wall, the plan, and the city all possess aspects of a transcendental medium which has inspired generations of observers. It is this medium that must be preserved. Surfaces, appliqué, and colors play less of a role in the rudimentary function of these spaces than their subliminal as well as overt function in cultural continuity. The process of experiencing a transcendental medium is superior to any outward beauty. The art, architecture, cities and societies which are developed through this process are the true connection between the physical world and the esoteric world.

The preservation of these forms and cities are necessary in order not to forget and not to lose the environment that was created and used and believed to have the power to transcend an individual’s thoughts to a superior place. A non-profit architectural conservation program, designed to promote the continued physical sustainability of one’s built environment could ensure the survival of these iconic connections with human minds that are essential to well-being. The strategy of such an organization in maintaining a healthy community through quality living conditions can strengthen the community’s physical surroundings



FIG. 0.2 RUINOUS FEZ A view of present day Fez from a rooftop in the old medina

and will allow the community to grow and continue to produce evolving forms of inspiration.

There are many different organization and projects which aim to preserve architectural heritage, especially in a well promoted and advertised country such as Morocco. Despite the plethora of programs engaged in protecting the built environment, there is still a marginalized group of communities, neighborhoods, and built structures whose architectural needs are not being sufficiently addressed (FIG. 0.2), expanding class distinctions that create greater disparities in the quality of life of Moroccans leading to social, cultural and urban conflicts.

The built environment of a society is constantly evolving with the changes in culture but methods and perspectives on the preservation of a community and culture remain stalled in the past. The antiquated views on what and how architecture should be preserved have led to the marginalization of built forms whose existence is crucial to the continuation and communal strengthening of existing societies. In order to address the needs of this architectural category, the views and values of architectural preservation need to be reevaluated, and new methods and technologies considered viable and even preferable choices for preservation and restoration purposes.

Architecture is a direct representation of a culture. In a healthy environment, the architecture evolves with the people but when external forces fight against cultural evolution of a city, the discrepancies between the people and their physical surrounds can lead to a major social, cultural and urban dilemma.

Fez, Morocco has encountered some of these dilemmas. The current physical forms and urban environment have been prevented from evolving with the needs of the people, largely attributable to outside influences. The city scale degradation has led to a lack of passion in preserving these unique architectural forms.

In order to combat this problem, a grass roots, bottom up program for the enlivening of architectural forms can have the potential to reach unattended needs which lie at the heart of a wilting passion for the preservation of architecture. (FIG. 0.3).

Method

While analytical methods generally accepted in the field of architectural research are utilized in this study, the uniqueness of this research lies in the web-based analysis. In order to identify and show indications of a marginalized architecture in Fez, Morocco and its needs, web-based analysis proves to provide the richest source of property, tourism, government and financial and cost data in a systematic and uniform manner.

Because the use of web based research is relatively new, the critique and approach to assessing materials found on the internet are yet to be completely defined. Especially with new modes of representing and reporting data being produces online, it is an endless task to keep up with the identification of proper resources on the internet.

The websites which are used and considered as reliable sources for this study include: websites authored by the Moroccan government; popular tourism websites (expedia.com, tripadvisor.com, etc.) (FIG. 0.4); real estate agency websites designed for the foreign investors looking to acquire property in Morocco (FIG. 0.5); blogs written by the targeted foreign investors on *riad* renovation methods (FIG. 0.6); and Google Earth for geographical mapping.

Utilizing the internet for citations and using the internet as an open source data collection resource is distinctly different, and should be pointed out to avoid the rightly placed criticism for the use of websites as major resources for credited



FIG. 0.3 AERIAL VIEW showing the dense urban fabric of the historic medina.

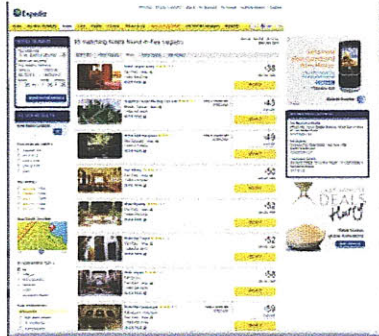


FIG. 0.4 RIAD HOTEL WEBSITE RESOURCE



FIG. 0.5 REAL ESTATE WEBSITE



FIG. 0.6 RENOVATION BLOG RESOURCE

work. This study is utilizing the internet for a functionally different purpose. The internet represents information from the global community making this a uniquely valuable resource. The internet has the capability of transmitting a wide view of perspectives from a globally diverse community and its subsets, as opposed to most resources which have an inevitably subjective view from a single author. In fact, open source research has become one of the most important ways of understanding trends and real time evaluations of widespread public responses to news or events. It is likely that this will become an increasingly sentient and important source for mining data and conducting respected research, with the appropriate quality assurance steps.

Thesis Structure

This thesis is divided into five main chapters, each a progressive step in the analytical method and application to the problem. Chapter one addresses the historical context which has led to gaps in architectural preservation approaches beginning with the pre-Protectorate legal framework of property ownership and use rights effecting all proceeding conservation initiatives. The second chapter looks at the result of changed architectural values and conservation responsibilities in the current city and identifies gaps in current approaches to the preservation of Fez.

The process of identifying a case study using the internet resources to understand the current architectural problems more in depth is crucial and an innovative step in this thesis. A remapping of the segmented areas composing Fez was done through an analysis of historical neighborhood maps as well as internet resource data identifying the multifaceted composition of the historic city. Chapter three explains the process of remapping and the subsequent identification of the case study areas which represent a portion of the marginalized preservation needs. Within these areas, a sampling of properties for more detailed reesearch.

which were used to focus the propfindings. Chapter three explores a sampling of properties from the internet resources in identified areas which were chosen from the previous process of understanding needs through web based research. Through the identification of present architectural needs and a re-articulation of architectural preservation, an analysis identifying the benefits and opportunities of a non-profit organization aimed at reaching a marginalized architectural need is compared to the results of a similar government intervention.

Ultimately, this research will explore whether the existence and application of a bottom up organization in architectural preservation will prove to be successful and productive to the strengthening of an architectural integrity and appreciation in the city.

Terminology

The phrases “Fes el Bali”, “old medina”, and “historic area” are used interchangeably throughout this thesis to refer to a specific area of Fez which is the focus of this study (FIG. 0.7). In many publications and research material, what is most commonly referred to as the “medina of Fez” comprises two distinct areas, Fes el Bali (the “old medina”) and Fes Jdid (the “new medina”), both of which have ancient origins, 808 AD and 1276 respectively. Fes el Bali is the area marked by UNESCO as a world heritage site but is unfortunately and misleadingly referred to as the “Medina of Fez” in many documents. In order to unequivocally identify the geographical boundaries for this study, all references to the historic city refer to the official boundaries of Fes el Bali as identified by its world heritage site marker.

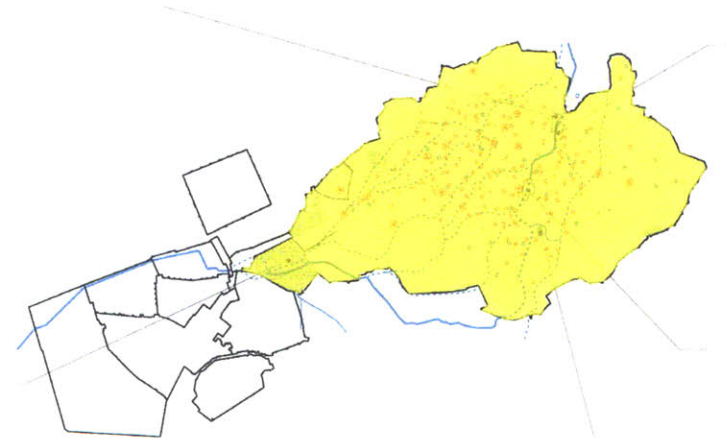


FIG. 0.7 FES EL BALI refers to a distinctive area within the official “medina”

CHAPTER 1
CONSERVATION THEORY AND PRACTICE IN FEZ

I. CONSERVATION THEORY AND PRACTICE IN FEZ

Historic plans created for the preservation of the historic city of Fez have been found to be either unsatisfactory or unsuccessful in their application. This repeated failure of the plans has often been attributed to the breadth and immensity of the project which sweeps across the entire footprint of the city. Within those sweeping plans (FIG. 1.1), the plethora of programs and interventions are uncoordinated and lack a comprehensive approach to preserving the complicated architecturally layered history of the ancient city of Fez. More innovative approaches to architectural conservation are needed in order to bring new life and passion to those who have witnessed a history of failed preservation efforts. Results of implemented architectural preservation programs of the past have been reported as being unnoticed by the residents of Fez (El-Ghazaly 2008). There are a couple of reasons for this disappointing result. First, the large scale project is impersonal and too broadly applied to garner neighborhood or community support; and second this broad approach coupled with the contentious and excessively dense administrative filtering of every proposal has made the personal impact nonexistent. This static relationship to the architectural culture engenders a disregard for cultural appreciation of the society in the medina. In order to understand, serve and engage the needs and cultural nurturing of the community through the essential aesthetic of architectural conservation, a new approach is needed.

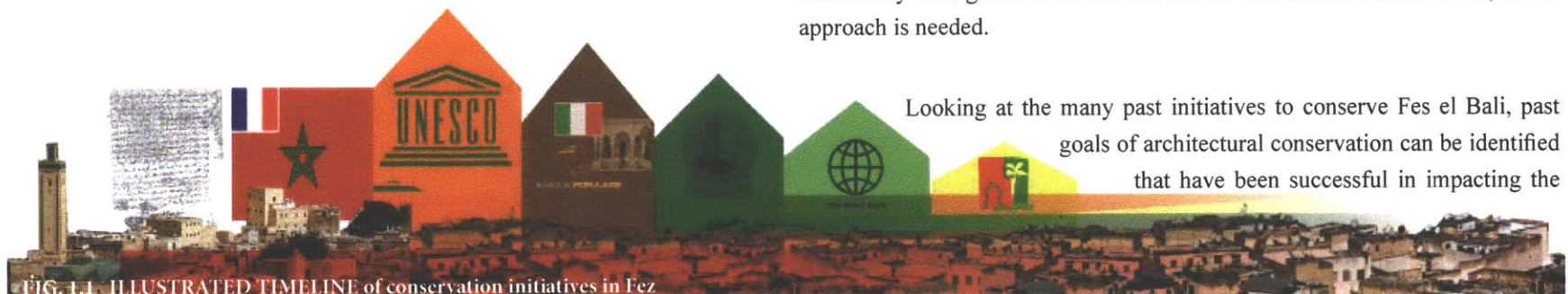


FIG. 1.1 ILLUSTRATED TIMELINE of conservation initiatives in Fez

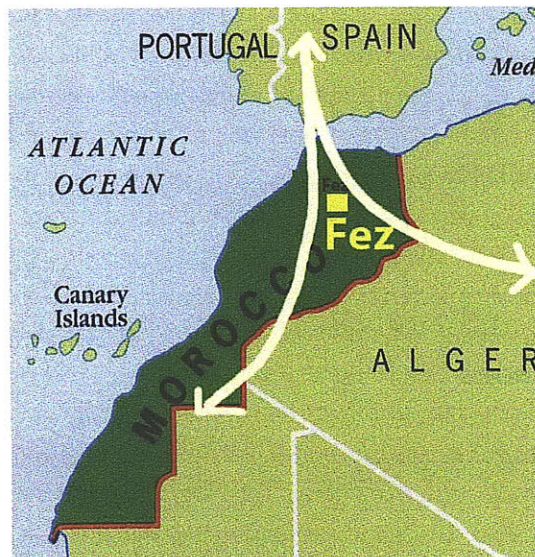


FIG. 1.2 GEOGRAPHICAL SIGNIFICANCE showing Fez as a point along major trade routes between Europe and North Africa

perceptions of the people. Where they succeeded to reach the people together with where they have failed, has ultimately led to the articulation of a newly defined goal of architectural conservation in the city of Fez. This new goal is rooted in notions of impact, perception and personal connection rather than the primarily top down approaches which are rooted in a lack of collaboration with the community and distance from projects from an unsuccessful past.

Importance of Preserving Fez

The significance of the city of Fez embraces its vibrant past historical role as a major trading city forming a nexus of a crossroad between Africa, Europe and the Mediterranean (FIG. 1.2). Diverse and sundry people from a multitude of different regions of the world paid a visit to the city to engage in the trade of goods that would be dispersed to every other region of the world. With this vibrant economy, the population of Fez enlarged, in part due to the migration of large numbers of Muslims fleeing from religious pressures in Andalusia in 818 AD as well as Tunisians immigrating from political unrest in Tunisia in 824 AD. The international exposure due to the trade center of Fez made it a logical location for the development of a center of learning with the establishment of the Qarawiyyine University and Mosque in 859 AD, drawing an elite class of knowledge seekers to the city. (Abun-Nasr 1987)

Because Fez was a vibrant and economically strong epi-center of trade with the additional dimension of a scientific and educational mecca, the multi-cultural city became a likely choice for the capital of Morocco. The dominance of the financial and political influences on the evolution of the city of Fez drove the architectural development of the city during the Marinid Dynasty up until the 15th century. This vibrant period of growth of the city was brought to an abrupt halt with the invasion of the Ottomans in the 16th century which forced the shifting of the epi-center of government from Fez to the southern city of Marrakesh,

where the new capitol city was ensconced. After the Ottoman Empire, Fez once again served as the capital from time to time but its importance was consistently that of a major trading center for the region. (Burke 1976)

The years of political instabilities and the several rebellions against the 19th century leader, Sultan Abdelhafid, made way for the opportunistic French to establish a French protectorate over Morocco with the Treaty of Fez in 1912 (FIG. 1.3). This marked a significant downturn in the economic future of Morocco and the architectural development of Fez. (Burke 1976)

The early history of Fez frames the transformations that were made to the city with the influence of the French during the protectorate years. The architectural state of pre-protectorate Fez provided a framework for the formation of a theory of architectural conservation of the French protectorate. This integration into the architectural aesthetic of Fez, which the French achieved with such success, invited further infiltration of the culture of the Moroccan society. It was an overzealous Orientalist passion of colonization that would prove to be the unraveling of the progress of an architectural cultural tradition of Morocco.

Starting as early as 1875, European travelers were drawn to the city of Fez and met with political representatives to scope out the future of the country that would be put in the hands of the French. The travelogues written by these European travelers painted a picture considered by outsiders to describe particularly special timeless and exotic attributes of the city (FIG. 1.4). Most notably, the emphasis of Fez as a city of “timeless antiquity” became the inspiration for future travelers to this destination, eventually developing into a pivotal selling point to the tourist industry in subsequent years. (Obrador, Crang and Traylou 2009)

Edmondo d’Amicis (FIG. 1.5), in 1876, wrote his famous travelogue entitled *Morocco: People and Places* which, through his travels, highlighted Fez’s unique

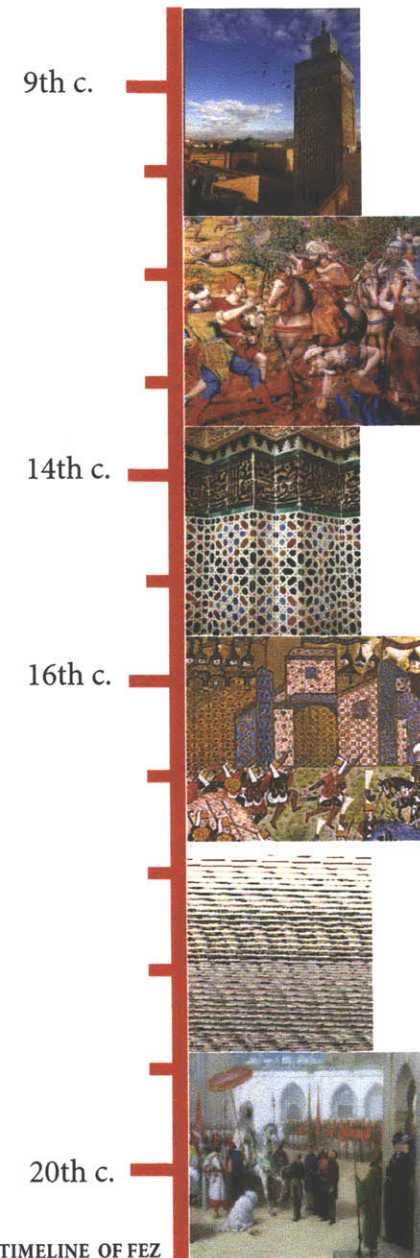


FIG. 1.3 HISTORICAL TIMELINE OF FEZ

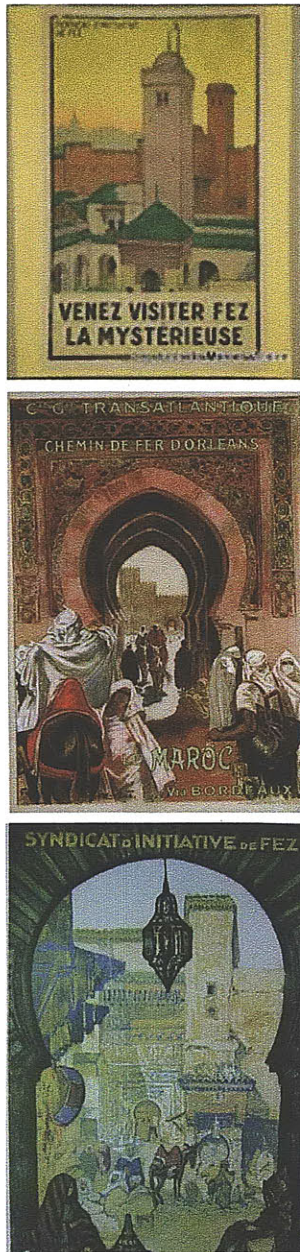


FIG. 1.4 TOURISM POSTERS from 20th century France

and intriguing character, distinctive from other cities in the country.

“Fez [...] a myriad of white houses with flat roofs, with fine minarets made out of mosaic towering above, gigantic palms, masses of green, crenellated towers, and small green domes. At first glance one can imagine the greatness of the ancient metropolis”. (Fez, Morocco n.d.)

D’Amicis’ acknowledgement of Fez as a place that was once a “great ancient metropolis” reflected a view shared by other European travelers, who continuously emphasized the current state of Fez as being remarkable for a bare bones structure that *must* have once housed a different and great past. This “past” was not something that was witnessed by these travelers, but their imaginations conjured up thoughts of a mysterious past greatness set against the current dilapidation of the city. This mysterious character became a defining feature of Fez. Today, glorification of the city through its imagined historical past continued to be a major theme, influencing current perspectives, strategies and plans on Fez and its conservation.

In 1890, Pierre Loti (FIG. 1.6) turned attention to a focus on the Morocco of the past. He wrote a particularly interesting travelogue entitled *Into Morocco* which, as a continuation of the emphasis on past greatness by d’Amicis, but with more of a dark and decaying perspective, focuses on the ruinous state of the city and the dead ancient presence that can be felt.

“The bright coloring of the tiles is deadened under a thick coating of dust, all the fine carvings are broken, blackened by time, and hung with spiders’ webs and birds’ nests; and this fairy-like gateway naturally gives the impression of an extreme antiquity, as for the matter of that, do the fountain and the plaza in which it stands. the pavements, the rickety houses; as do the whole city and all its inhabitants.” and he continues to state, “Moreover, Arabian art is so associated in my mind with ideas of dust and death that my imagina-

tion refuses to go back and picture it at the time when it was young and fresh-colored.” (Loti 1891, 240)

Additionally Loti, touches on the forbidden beauty of Fez with his detailed descriptions of viewing places which are deemed inaccessible to him through passing glimpses into doorways. These purported glimpses of live beauty seem to be embedded within a dead and depressing city, making it even more intriguing to him as a visitor, who seems somehow fascinated by its desiccation and ruin.

“For centuries wealth of every sort has been accumulating there [Karaouin mosque], and mysterious deeds are done within its walls. Through the great *ogive* of the doorway we can see the pillars and arcades stretching away into the dimness of the distance, all exquisite in form, carved and ornamented with the wonderful art of the Arabs [...] We shall doubtless see Karaouin frequently during our stay at Fez, but I do not think that we shall ever have a more profound impression of it than that produced by this first glimpse, furtively snatched on that day when it was forbidden us.” (Loti 1891, 160-1)

The seductive aspect of forbidden glances through architectural features is a continuous theme which has fueled subsequent tourism platforms. The economic drivers of architectural conservation in Fez call to this mysterious past.

The acknowledgment of a still existing beauty among the dead (FIG. 1.8) and ruinous city of Fez is ultimately and most influentially captured by Edith Wharton (FIG. 1.7), a visitor after the establishment of the French Protectorate, who wrote the book, *In Morocco* in 1920. Her perspective of the city and the tone of her travelogue is direct correlation with her appreciation for General Hurbert Lyautey, the first Resident-General of the French Protectorate, who generously hosted her during her stay. Wharton continuously gives credit to the amazing historic “past” of Fez and the essential priority the French must have on in-



FIG. 1.5 EDMONDO D'AMICIS



FIG. 1.6 PIERRE LOTI



FIG. 1.7 EDITH WHARTON

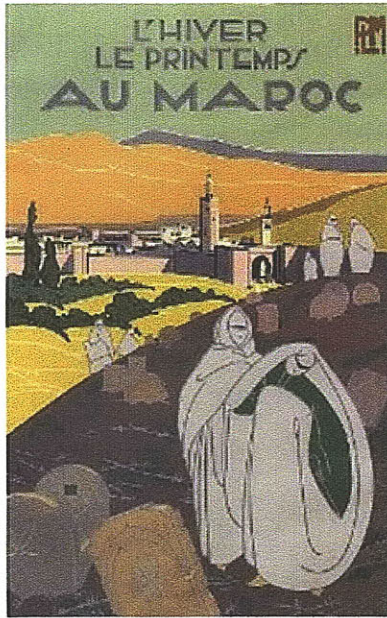


FIG. 1.8 REMAINS OF A “DEAD” CITY depicted in French travel advertisements

tervene and preserve this splendor before it disappears completely, due to the continuously ruinous direction the country believed to be directed towards. (Obador, Crang and Traylor 2009, 23). It is without surprise that you can see Edith Wharton fully supporting and proselytizing one of the main political platforms of her host, General Lyautey, being that of intervening in the cities of Morocco to preserve and freeze an ancient past in order to make way for a fresh productive start to the development of a French Morocco, a society which would be open to modernization in opposition to a society condemned to the past, that of the ruinous Moroccan city. (Wharton 1996)

But, the essentialized theatrics often narrated as the colonizer versus the colonized was not necessarily the case during the early Protectorate years, and the collaborative relationship between the French and the Moroccans (FIG. 1.9) is made most apparent in the documentation of legal and organizational cooperative development of land rights, and conservational responsibilities in the city of Fez. (Apelian 2005, 540).

Past Conservation Efforts in the City

Pre-Protectorate

The development of the current Moroccan cultural preservation strategy stems from the major reorganization of the traditional land rights framework of pre-Protectorate Fez. The reorganization was complexly evolved and developed over the entire course of the forty year presence of the French in Morocco and still today, contrasting and unresolved issues between traditional rights and the needed organization of land ownership documentation in the city of Fez is one of the largest barriers to architectural intervention which negatively effecting both public and private proposals for city development (FIG. 1.10). (Radoine, Urban Conservation of Fez-Medina: A Post-Impact Appraisal 2008)

Prior to the protectorate, land ownership and rights to construction projects and the renovation of properties was designated by an Islamic usufruct (*manfa'a*) organization which had been uniquely adapted overtime. Unique to this legal framework, partial authority was allocated to religious leaders in the development of public land which was typical of any oligarchical government. As one would expect, private property owners were responsible for the upkeep and development of their property. Most of the property owners were Fassians deeply rooted in the region and mostly of a higher socio economic group due to ever present respect of patriarchal social hierarchies. Non-Fassians, as well as non-Muslims and foreigners were allowed to purchase and develop land through the commonly favorable ruling of a religious judge and/or a French consular court. (Apelian 2005, 119) It is important to note that historically and in the cultural roots of Fez there was a wiliness to make landownership available to other people outside of their immediate social realm and this emphasizes the lack of any fear of cultural loss due to outsider involvement in their society.

All publically owned land and properties (civic buildings, religious buildings, several businesses, industrial development as well as residential properties) was allocated to the religious framework of *Habous*. Any development, upkeep or restoration of these properties was the responsibility of the *Habous* institution which funded construction and restoration of its properties through the proceeds made from items produced or rent accumulated from the use of all the land. Profits from all *Habous* properties would be accumulated into a single account and despised for the repair or maintenance of an individual property based on need (Apelian 2005, 200-1)

Nizaras would be appointed to a role similar to that of a property manager for *Habous* properties in a particular neighborhood or zone. Each *nizari* would collect rent from tenants on the properties they were held responsible for identifying structural problems or maintenance needs of the properties, as well as hiring contractors for the repair and construction. Funds for the construction would



FIG. 1.9 GENERAL LYAUTEY in Fez with Sultan Abdelhafid, 1912

either come from the no-questions asked budget for maintenance given to the *nizari* by the *Habous* institution on a regular basis or, for large projects, each *nizari* would submit a request for funds to the institution which would then allocate money from the *Habous*' intuitively wide treasury. (Apelian 2005, 205-7)

Nizaras had a large amount of control on the direction of the property development through the responsibility and their own discretion of hiring craftsmen, engineers and laborers for construction but the legal rights of amendments of properties was further complicated with the usufruct (*manfra'a*) conditions *jalsa*, *jza'a miftah*, *zina* and *hazaqa*. This is the cause of many initial stages of property degradation and disrepair as well as the root of a continuously prevalent and unresolved issue (despite combative efforts) of property ownership which prevents many conservation efforts in the city of Fez. Without getting into too much legal detail, the important aspect of these permissible contracts is that they allowed tenants to have century old leases and subletting at a fixed rates which would eventually lead to many sublet buildings being unprofitable and the *Habous* institutional treasury running dry with no money to allocate towards maintenance and repair of the property. An additional layer of use rights which affected the ownership and future construction of the property was that, after a certain amount of occupancy, a tenant was allowed to have the rights to sell or lease their fixed rate rental and leasing contract to other people. This complicated the process of collecting payments, created a loss in profits over time for the *Habous*, and the lack of formal documentation of changes in land use rights became out of control. Any tenant or tenant of the original tenant was given the right to construct, repair, or further develop the property. In the case of *zina*, when a tenant develops the property in which they are renting, the addition (such as an additional floor, extra room, or more minor details) was then the legal property of the tenant. Eventually, each property had the potential to be owned by numerous people who were once or continued to be tenants and that ownership allowed the tenants to rent or sell their newly owned property to yet another person. (FIG. 1.11) (Luccioni 1982, 105,119-26). The further divided

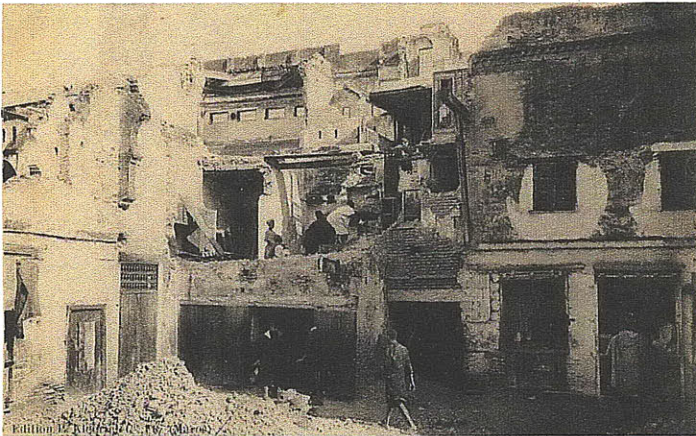


FIG. 1.10 PHYSICAL CONDITION of the Fez medina in 1912

ownership of a single property became impossible to track and documentation of transferred ownership by a single authority is not in existence -unfortunately, the legally binding divided ownerships are still present in property ownerships throughout Fes el Bali.

Despite the French Regency's attempt to restructure the legal framework of property ownership into a more organized system (help which was happily accepted by the Moroccan authorities) and the end of issuing contracts which lead to the unregulated transfers of ownership, the presence of these pre Protectorate multi-owned properties are still unresolved in the old medina. Current attempts to consolidate ownership to obtain use rights for construction and restoration is thwarted by either an unwillingness of parties to sell their partial ownership, or, due to the lack of documentation, an inability to identify and/or find all of the owners of a single property.

It can be concluded that prior to the French protectorate, the fracturing of restoration and construction responsibilities of properties and the increasingly autocratic approach to funding property maintenance both contributed to the lack of control and interest in physically maintaining the city. This could begin to explain the ruinous state of Fez that many of the European travelers wrote about in their travelogues

French Protectorate

In 1914 the French Regency met in Fez, Morocco to focus their energy and assess the possibility of imbedding themselves into the country. This was done through a process of initially "monitoring" the administration of the Moroccan government solely in the interest of helping its organization and control over its own people. Similarly, this peaceful helping hand role was further extenuated with the conservational interests of General Herbert Lyautey, the first General Regent

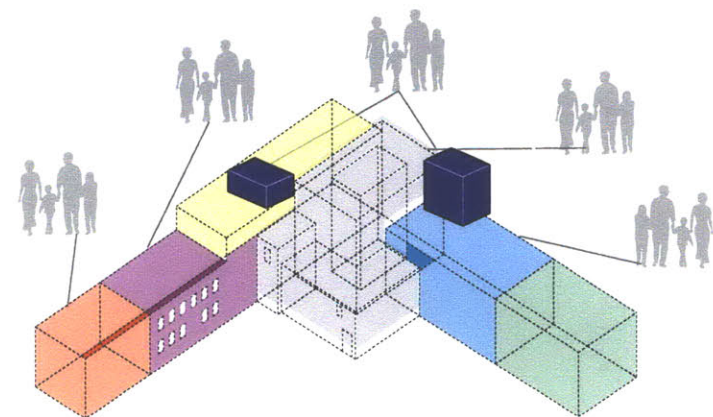


FIG. 1.11 HAZAQAA DIAGRAM depicting the complexities of separate households owning different segments of the same property.

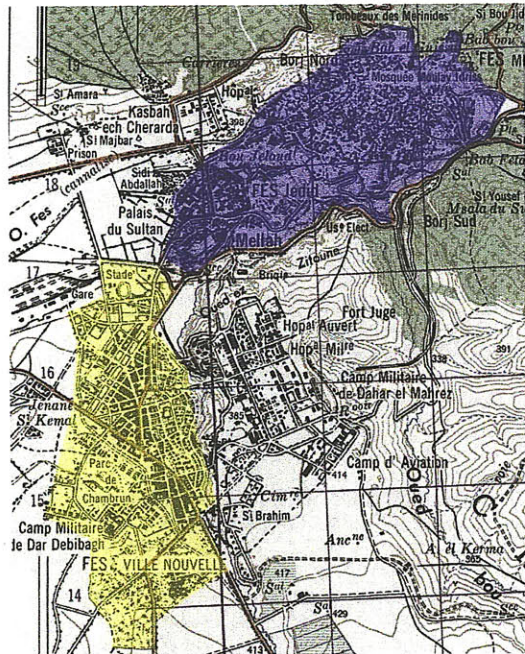


Fig. 1.12 VILLE NOUVELLE was as a new and separate French district from the traditional Moroccan district of Fes el Bali

of the French Protectorate. Through a sincere interest in peaceful cooperation and positive development of Morocco, General Lyautey felt that acknowledging the splendor of the city developments in Morocco through the preservation of cities and monuments would not only preserve an attribute of the region that had economic potential but it would also be about fair and equal city renewal as a new city for the new French residents, *ville nouvelle*, was being constructed on the outside of the city of Fez to make space for the anticipated and promoted growth in the French expatriate population (FIG. 1.12). Lyautey's effort to work passively with the pre-established Moroccan government was influential on the selection of monuments which were considered for preservation at the time. Many of the most intriguing architectural properties in Fez were owned by the *Habous* and although these properties were significant to the architectural identity of the city, Lyautey insisted on not intervene in the preservation of these prominent municipal structures in order to avoid conflict with the religiously backed institutions and particularly encouraged the architectural preservation efforts to not impose any aesthetic agendas on *Habous* structures. (Apelian 2005, 319). This was a reasonable effort for passive coexistence, but as the Moroccan government reorganized its multiple institutions for its own in betterment with the helping hand of the French, a shift in agenda and interests was made as the Moroccan and French cooperating government began to make decisions which moved away from the interests of the Moroccan people. (FIG. 1.13).

* * *

Part of the original plan for French infiltration into the Moroccan country was through the encouragement of tourism to increase French presence in Morocco. The weakened Moroccan government grew more heavily depended on the French support and their authoritative powers. The dependency allowed the French Regency to have more freedom in deciding the fate of public properties without worrying about stepping on the toes of a powerless Moroccan government. With the apparent economic potential of tourism between Europe and

Morocco, the Protectorate plan was activated to capitalize on the beautiful and exotic attributes they appreciated so much about the city of Fez. The preservation of existing buildings in Fez became important to the economic potential of Morocco in the eyes of the French and the monumentalization and freezing of time began. The restrictions and of preservation zones and development of potentially important structures with freezing was not only enforced on the properties in the historic area of Fez where the Moroccans continues to live. Aesthetic restrictions on all architectural development, in the completely new *ville nouvelle* as well as properties owned and built by French land owners were required to follow a “Moroccan aesthetic.”

The monumentalizing of structures in the old medina is viewed critically by many historians as a form of isolating a culture and its future evolution. The decontextualizing of civil and religious “monuments” which were still an active part of the old city and Moroccan daily life, prevented future construction around these areas -the change in use and functioning of the neighborhood did not settle well with the Moroccan people.

In 1933 and 1944, the Moroccan people began to protested the French government and the French-centric changes that were happening to the country. Middle class young Moroccan men who were at the center of the Nationalist protests demanded to see more benefits allocated to the Moroccan people as opposed to the French. (Halstead 1967, 135-99). Due to the shared interest in government reforms between middle class Moroccan men and religious students and scholars, the Nationalist movement was strongest in Fez and the old medina became center of the protests. The local French authorities in Fez asked the disgruntle Nationalist to submit a request of reforms they would like to have realized, but, as noted by Apelian in her dissertation on conservation during the French Protectorate, although the Nationalists request more infrastructural development in predominant Moroccan neighborhoods, there was no request for conservation of the old city nor was there any interest in repairing the existing buildings or



FIG. 1.13 COOPERATIVE RELATIONSHIP between the Moroccan government and the French Protectorate in the early years

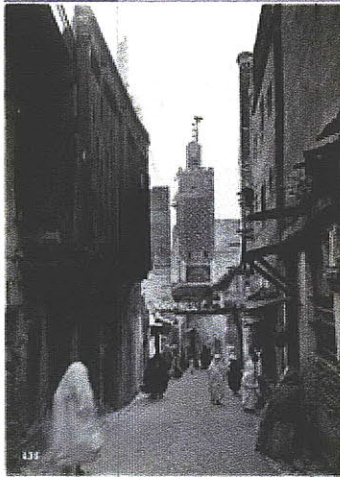


FIG. 1.4 UNCHANGING FES EL BALI, 1940c



FIG. 1.15 MODERN DEVELOPMENT of the Ville Nouvelle, 1940c

developing housing elsewhere for the low income families which lived in the deteriorating area. (Apelian 2005, 362). Conservation methods of mummification and monumentalization of architecture by the French authorities was never used as an argument by the Nationalist in their claims of French Protectorate oppression. Apelian argues that the critical stance on conservation methods of the French as a form of oppression cannot be proven and legal reform documents never reference the issue of conservation of the old medina making it clear that architectural preservation and conservation as well as “preserving” and updating the old city of Fez (where all Moroccans still lived) was not a priority. (FIG. 1.14 & FIG. 1.15). The focus in the *Plan de Reforms Marocaines* was on demanding new urban development which would benefit Moroccans. The only reference to the a complaint about the lack of attention to infrastructural development in the old city was much later in 1947 when, in an article published by Abu’l Fida, “*Villes Marocaines ou Musees d’Antiquitees*”, it was mentioned that the “absurdity” of the French focus of turning Fez into a museum was misdirected due to the severe need to bring transportation networks and electricity to the overlooked medina. (Apelian 2005, 384)

Despite the lack of any apparent Moroccan interest in conservation of historic architecture, one can assess from building code reforms in the 1920’s to 1940’s, that the French Regency created many conservation policies in Fez which halted reconstruction and any new development in the city for the sake of preserving the architectural integrity of its past. In some cases, with the development of new structures directly outside Fes el Bali, façade restriction were put into place very loosely only stating that the design must follow the “Moroccan aesthetic” but this aesthetic is never fully defined and was said to not be enforced. (Apelian 2005).

The codes and restrictions generally prevented and discouraged the renovation and new development in the old city which was the area where most of the Moroccan people still lived. These restrictions, whether intentionally applied

as a form of oppression, or not, ultimately stifled and prevented the city and its buildings from evolving to suit the changing needs of the people who were still residing in the area. This led to a migration of the wealthier Fassi families out of the old city into newly developed areas where their evolving needs could be met.

* * *

The immigration out of the areas of the medina of Fez, where local families were once deeply tied, not only created a social void in the close community but it also created voids in the urban fabric. Properties left unattended continued to degrade. Some of the ancient family homes were eventually rented out to the new incoming rural immigrants who, in order defuse the costs of rent, overstressed the already degrading structures with over densification. The demographic disparities fractured the community, the lack of property ownership responsibility of the new tenants created a lack of interest in maintaining for the built environment, and the continuously rising cost of rent has now led to the sad physical state of the old city as it is today. The changing social and economic status of the city has detracted conservation efforts away from traditional values of architectural preservation issues and now towards infrastructural development to slow down the area's increasing race towards complete destruction.

International Recognition of Conservation Needs

Morocco established its independence in 1956, reclaiming control over its own country and, in search of economic stability of the freshly independent state, the new government searched for a productive industry to focus the countries efforts. With a few less successful efforts in good producing industries, in 1964 the World Bank was invited to offer suggestions which lead them in a different direction of tourism development (Obrador, Crang and Traylou 2009). The new Moroccan, government composed of the young elite, attempted to brand



FIG. 1.16 1960S ADVERTISEMENT for the Moroccan beach tourism campaign



FIG. 1.17 DAR ADIYEL PALACE, before and after renovation

Morocco as a Mediterranean beach location (FIG. 1.16). The development of exclusive resorts and luxury clubs with European amenities was expected to attract the vacationing elite. This direction of regional identity development en par with contemporary European tourism trends was believed to be what the tourism industry wanted and a positive change from the French Orientalization of an ancient Moroccan which did not match with how they perceived themselves as a modern country.

Unfortunately, marketing Morocco as a beach and relaxation vacation destination did not do well in competition with other luxury destinations in the Mediterranean. The economic development that was expected from the tourism industry was not met and was continuously unsuccessful during the oil crisis and economic depression in the late 1970s.

Despite the lack of success in the new branding of Morocco for the tourism industry, the culturally rich region could not be overlooked and by 1981, UNESCO acknowledged the city of Fez as a World Heritage Site which should be protected. The international recognition of Morocco's uniqueness brought an added interest to the city of Fez and a new direction for the tourism industry. (Radoine, *Urban Conservation of Fez-Medina: A Post-Impact Appraisal* 2008, 2)

UNESCO

In 1980, UNESCO launched an international campaign to appeal for involvement in the implementation of the Safeguarding of the Old City of Fez (UNESCO 1998:17). In 1993, the Italian Government offered financial support for the implementation of a pilot project testing the restoration process on the Dar Adiyel Palace (FIG. 1.17) in the north western area of the old medina of Fez. The property was owned by the Moroccan government simplifying the procedure of acquiring rights for construction. In 1995, construction began with painstaking

detail to traditional methods of building and advanced artisan techniques. The plan for design was based on the well documented original state of the palace where attention was made to accurately replicate the past structure.

The reconstruction and preservation of the selected building for the test project was considered to be a great success and created a popular point of interest for visitors to the city. The method of monumentalizing the old medina was a revival of the conservation methods of mummifying monuments implemented by the French Protectorate, again, freezing a piece of the city in an ancient past (Carson, Mitchell and Conaway 2002). Despite the international campaign promoted by UNESCO, the financial resources to support a larger restoration effort in the city were limited and the ability to preserve the entire old medina was not possible considering the functional limitations of the agency.

ADER-Fes

In 1989, under the authority of the Moroccan Government and in response to pressure for action by the international community, ADER-Fes (Agence pour la Rehabilitation et la Densification de la Medina de Fes) was developed as a separate government organization functioning exclusively to preserve the historic city of Fez (FIG. 1.18). The goals of the department are generalized in the mission statement defining conservation in the context of Fez, “the conservation heritage of Fez is an attempt to awaken the active history of the city, which encompasses all the positive intangible and tangible synergies, in order to catalyze its sustainability in which its inhabitant is the vital player.” (Radoine, Urban Conservation of Fez-Medina: A Post-Impact Appraisal 2008, 2)

ADER-Fes, as a local initiative for the INDH (L’Initiative Nationale du Developpement Humain), proposed the creation of low-income housing outside of the historic area which was intended for the relocation of residents who were



FIG. 1.18 ADER-FES



FIG. 1.19 INFORMAL SETTLEMENTS within the city walls of Fes el Bali



FIG. 1.20 DILAPIDATED STRUCTURES in the historic medina

occupying overcrowded and unstable structures in the old medina. This was necessary so that extremely damaged properties could be evacuated and ADER-Fes could safely demolish or restore what remained of the dilapidated properties which were previously endangering the lives of the city occupants as well as the structural stability of surrounding buildings. (FIG. 1.19 & FIG. 1.20). The project implementation has claimed to be very successful¹ but due to severe financial issues within the department recently, future projects have been put on hold². Approaching the conservation of Fes el Bali by focusing on the removal of the most severely damaged buildings which might harm neighboring properties and the local community is crucial to address. Unfortunately, the community is altered negatively and so is the real estate market when the already high property prices are increased due to the lowered supply of housing stock and the social attributes of the old medina is altered through the removal of many families outside the historic area. The properties reposessed and restored are then turned into a monumentalized landmark or the vacant lot discourages healthy urban activity leaving the area de-contextualized from the larger urban culture of Fes el Bali.

The World Bank

In 1999, the World Bank signed an agreement with ADER-Fes to work on a large scale intervention in the historic area of Fez. Preliminary studies and proposals acknowledged that the reason for the decay of the area was due to the “impoverishment of the resident population, flight of the middle-class and of investors, long-term abandonment of the housing stock and related low real-estate values, degraded public spaces and services.” (The World Bank 2006, 2) The proposed plan involved (1) the rehabilitation of built heritage through tour-

¹ As of 2005, Ader-Fes has participated in the clearing of 566 destroyed properties and the relocation of 2,094 households. (El Bouchikhi, 2005)

² <http://www.maghress.com/fr/leconomiste/1881123> in March of last year, ADER-Fes was in “a liquidity crisis that seriously threatens its future...” Since this article was published, other news about projects sponsored by ADER-Fes have not been reported and the official ADER-Fes website no longer functions. Many people who have worked in the organization in the past few years have failed to respond to any emails inquiring about the current status of the agency.

ism; (2) improve roads for cars to circulate through the old medina; (3) waste management; (4) poverty alleviation through relocation to low income housing and rubble removal; and (5) restructuring of the municipality and institutions in charge of the Fes el Bali. (The World Bank 2006).

In the completion report submitted by The World Bank in 2006, the project was reported as being terminated with unsatisfactory results due to the following reasons: (1) a three year delay forced investors to pull their funds; (2) the government of Morocco and its municipalities was slow and “uncertain” about their willingness to participate in the tourism expansion program; (3) financial documents submitted with ADER-Fes did not correspond with other reports, leading to inconsistencies in the reporting of project implementation. Overall, the lack of organization, slow movement of the public sector, and unclear arrangements in monitoring the projects led to the downfall of The World Bank’s plan for intervention. (The World Bank 2006, 3-4).

In a post-implementation report in 2008 by a former employee of ADER-Fes, it is stated that all the intended components of the World Bank project were achieved in 2005, that the plan had a tremendous positive impact on the development of the medina and that the only reason it was rated “unsatisfactory” was due to the assessment being made solely on financial indicators. (Radoine, Urban Conservation of Fez-Medina: A Post-Impact Appraisal 2008, 5). Unfortunately, the local residents in the old medina tend to not see the “tremendous positive impact” that ADER-Fes claims to have had on the community (El-Ghazaly 2008, 34).

Public-Private Preservation Efforts

Other preservation efforts have been done by private organizations such as the Karim Lamrani Foundation which converted a restored Fondouk Najjarrine into



FIG. 1.21 FONDOUK NAJJARRINE, before and after



FIG. 1.22 PUBLIC FOUNTAIN restoration by local NGO "Fez Riads"



FIG. 1.23 VIEW FROM THE ROOFTOP of a riad hotel. Keeping visitors happy is a possible motivation for small public restoration efforts done by local riad hotel owners

an arts and crafts museum for tourists (FIG. 1.21). The Banque Populaire funded the restoration of the Bab Mahrak Gateway and the Arab Fund for Social and Economic Development made a major impact on waste management and cleaning up the water network in the area. All the former interventions were similar in technique to the previous "mummification" of buildings in their transformation to a de-contextualized monument. Money is thrown at the building and without further consideration, the space is replicated exactly as it was documented to be in the past and then the use is either sterilized or converted to focus on tourism rather than serving the needs of the original users.

Small interventions have been done by Fez Riads, a small NGO run by foreign owners of local boutique hotels, who have donated proceeds of their profits to the restoration of public fountains (FIG. 1.22 & FIG. 1.23). (Riads n.d.).

Riad Development

Foreign interest in Fez was encouraged through the Moroccan government's economic plan, Vision 2010³, which focused on increasing tourism activity in the country. This effort was realized through a government sponsored rebranding of Morocco which sought to idolize the Moroccan culture as the ultimately embodiment of a timeless antiquity and, "every bit as FOREIGN, DIZZYING, and DREAMLIKE as you imagine." The promotion of foreign involvement in Morocco is part of an on-going plan to preserve the heritage city in Fez with the help of international private investors. Historically significant property is made available to foreigners searching for an exotic fantasy escape that they can own for themselves. Allowing the foreign purchasing of historic property with very attractive subsidies has resulted in the rapid renovation of many old palaces and *riads* which are imbedded within the historic city (FIG. 1.24).

³ Subsequently referred to as "Vision 2015" and "Vision 2020" as economic goals expanded and tourism development strategies grew more ambitious.

The growth of *riad* hotels in the historic area of the city has increased dramatically in the past ten years due to the government subsidies. There are now over one hundred and fifty boutique hotels which are equally dispersed in the area designated as a UNESCO world heritage site, all of which have invested heavily in redeveloping the quintessential Moroccan *riad*. Although the hotels are spread fairly evenly around the city, there is a layer of uneven development which still persists and is in the form of the architecture and structural quality of buildings. Typical *riads* in the old medina struggle to address problems of structural cracking, water leakage, old and outdated plumbing and electricity fixtures, and do not begin to tackle the architectural detailing degradation which is a result of a lack of necessary upkeep. These *riads* share walls and are direct neighbors with the newly renovated *riad* hotels whose decor might often be considered excessively opulent. The stark differences in development, even along a single street, create unprecedented social and economic discrepancies which often lead to neighborhood abandonment and further architectural degradation. (FIG. 1.25 & FIG. 1.26). This decline becomes more rapid and degradation accelerates leading to a collective community abandonment of the area, or an economic decision to destroy the degrading structure, once past the optimum opportunity for repair and restoration.

Despite the numerous programs that have been applied to the historic area of Fez, there is still a significant problem with the physical stability of the city as well as the communities sustainability. Many different and highly influential organizations have applied very well developed methods to address particular needs for different groups of problems; the Fez municipality addresses the dilapidated housing of the population living under the poverty line, ADER-Fes and the US Millennium Challenge Compact (Millennium Challenge Corporation 2007) focus on decontextualizing monuments in order to preserve an ancient past, and the Moroccan Government Vision 2010 program promoted the development and growth of high end luxury hotels as a way to encourage the preservation of an architectural heritage through foreign investments.

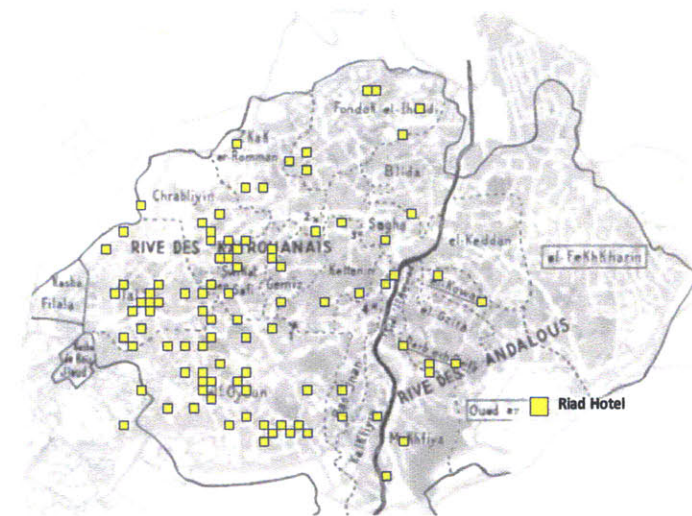


FIG. 1.24 RIAD BOUTIQUE HOTELS evenly dispersed throughout the historic area.



FIG. 1.25 CONDITION OF TYPICAL RIAD of local residents

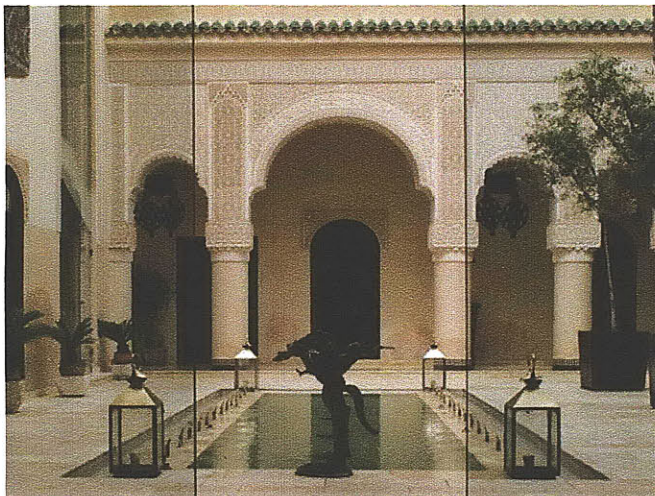


FIG. 1.26 IDEALIZED RIAD REPLICATION for a boutique hotel

The French, during the protectorate, as well as the Moroccan government preceding it has consciously and subconsciously attempted to conserve the city of Fez by freeze a piece of society and physical culture which is heavily ingrained in the life and evolution of a community. (FIG. 1.27, FIG. 1.28 & FIG. 1.29). The dilemma is in defining hard set guidelines for the definition of what should be preserved and what is considered “heritage”. Ultimately, there is no “heritage” without a society which represents that past. In order to support the society with a “heritage” worth remembering and appreciating, their evolving needs and social ambitions must continue to grow and develop so new definitions of “heritage” can be continuously acknowledged by future generations. Architecture is not static unless it is forced by intervention, such as in the identified French method of preservation in Fez. The evolution of architecture should intelligently adapt to the occupants needs. In order to do this in the case of Fes el Bali, the marginalized but most rapidly evolving aspect of the city must be clearly identified. Once identified, a method for analyzing its needs and a successful approach to satisfying those needs can be developed.

The marginalized issue in all the previous preservation plans lies in the heart of the culture which defines Fes el Bali, the needs of the majority local community and the reconstruction demands of the structures which house that local society (FIG. 1.30). Maintaining, restoring, refurbishing, and reoccupying the over occupied as well as the vacant properties is a need which has been overlooked by current preservation programs.

The immensity of this group of properties which is identified as locally owned riads is one intimidating factor in combating this apparent issues within the historic area. Past and current government programs are likely to not intervene in private properties which are no in immediate danger due to the lack of apparent public benefit each project would have on the area. Non governmental interventions focus on either public economic development through preservation or small scale beautification of their neighborhood, often times motivated by the

interest of the tourists/clients seeking their perfect Moroccan paradise. It is understandable that this massive group of needs have been marginalized by the previously stated redevelopment programs. A well planned non-profit approach is the most apparent way to address the needs of Fes el Bali which benefits from a no-strings-attached (or “fewer-strings-attached”) focus on allowing the needs of the occupying community to redefine “architectural preservation” to their individual, familial, and communal needs.



FIG. 1.30 PRIVATE PROPERTY MARGINALIZATION by current preservation initiatives in Fez

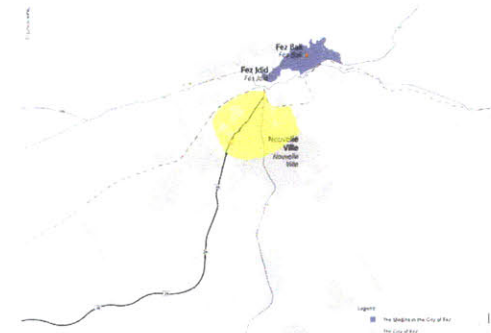


FIG. 1.28 FRENCH PROTECTORATE “freezing” of architectural development in Fes el Bali



FIG. 1.29 MOROCCAN GOVERNEMENT separating administrative responsibilities so Fes el Bali is again left to operate on its own, separated from the context of the contemporary city



FIG. 1.30 ADER-FES initiative for the relocation of low income families to the outer limits of Fez, vacating and decontextualizing properties

CHAPTER 2
NEIGHBORHOODS OF FEZ WITH UNADDRESSED NEEDS

II. NEIGHBORHOODS OF FEZ WITH UNADDRESSED NEEDS

In order to develop a strategy for providing solutions to local property needs in Fez, an area of the old medina which has potential for best representing the marginalized properties will be identified and studied further. This process will not only provide a selection of properties to sample in detail but it will help to create a clearer and more pronounced definition of properties which are considered to be marginalized by past and present preservation programs.

Defining Neighborhoods in the Historic Area of Fez

It is currently not possible to obtain material which documents the physical state of structures in the old medina of Fez. This is due, in part, to growing insecurities within the local municipality who fear that with too much transparency with external investigations and with a risk of “copyright infringement”, ADER-Fes might lose control of an already out-of-control project.¹ Because of the lack of information that can be obtained about the buildings in the old medina, a new methodology must be created in order to identify buildings and structures that will be of interest to the study of marginalized properties.



FIG. 2.1 TRADITION CITY STRUCTURE OF FEZ

A method of remapping the city is applied to old medina which segments the citywide site into distinguishable areas defined by either its current involvement in tourism development or the area’s association to other identified programs. With the physical complexity of traditional cities in the Middle East (FIG. 2.1), it is rare to find a definite and consistent identification of markers which distinguishes one area of the labyrinth like urban fabric from another area within

¹ This was mentioned in a private conversation with an employee of ADER-Fes whose name will not be disclosed.

the historic area. Lines, boundaries, alleys and streets are relatively ambiguous which makes it difficult for any non-Fassian to find a hotel, business, or house based on a basic address. It is common within many parts of the old medina for an address of a location to be up to the discretion of the person giving directions. (Le Tourneau 1987).

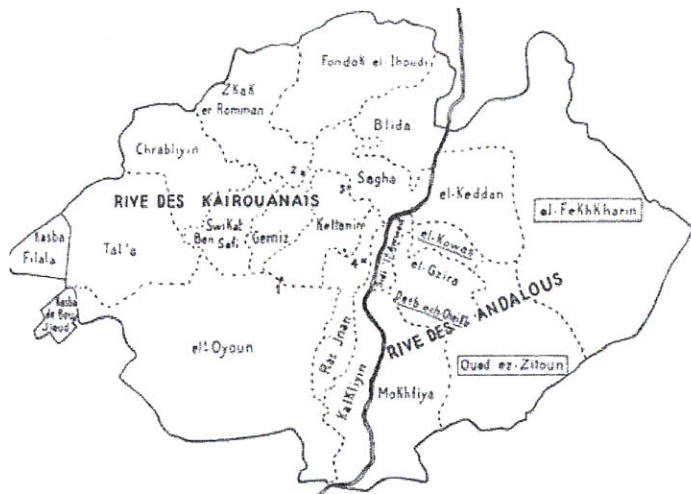
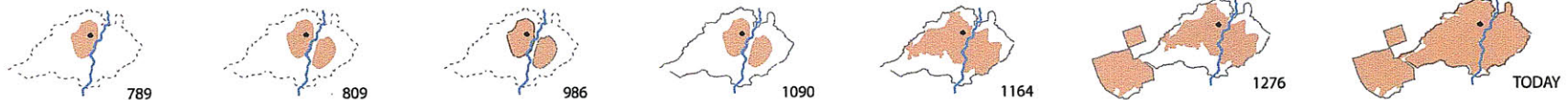


FIG. 2.2 NEIGHBORHOOD MAPS done by Le Tourneau

Roger Le Tourneau, one of the leading western historians of Fez in the 20th century, produced numerous mappings of the old medina which articulate the growth of Fes el Bali over time (FIG. 2.2). His maps originate from previous official maps of the city created by the French Regency and are reanalyzed based on Le Tourneau's intimate knowledge of the city creating a series of post-protectorate maps of Fes el Bali displaying an evolution and reformation of neighborhoods over time. (FIG. 2.3) Since Le Tourneau's post protectorate analysis, a similar neighborhood analysis and subsequent mappings have not been done or published. A comparably successful diagramming of 21st century neighborhoods in Fez would require an equally intimate knowledge of the city but from a distance and basic familiarity of the city it is possible to conduct preliminary studies of the area and the identification of new neighborhood formations in Fes el Bali based on public source economic indicators, which this thesis begins to illustrate.

Developing a marginalized property sampling strategy for the formation of a conservation initiative is dependent on understanding distinguishable section of Fes el Bali identified by their economic or social roles in the larger milieu of the old medina. Economic and social roles are expressed in the context of current conservation programs in the historic area encompassing; the Vision 2010 initiative for the development of *riad* boutique hotels (FIG. 2.4); ADER-Fes and local municipalities' initiatives to relocate, renovate and/or redevelop areas with

FIG. 2.3 GROWTH OF THE FEZ MEDINA



informal settlements or dangerously dilapidated; and, the physical condition of privately owned property which are for sale in the local real estate market.

Social and economic influences on property values are evaluated through the mapping of for-sale properties identified on real estate websites². Their values are articulated through a financial analysis indicating each property's potentiality for successful riad hotel investments. Areas of the old medina are assessed for their involvement in current social and economic activities and with the successful identification of neighborhoods with the strongest improbability of investment opportunity or development through current restoration programs, an analysis of individual property potentiality for riad hotel development leads to a clear definition of the marginalized properties. Properties whose values are too low in the context of *riad* hotel investment can be identified as candidates for a proposed need based restoration and redevelopment interventions in the old medina of Fes.

Typical to real estate advertisements in the region, a specific address of the properties listed is not published but a general neighborhood location is recognized in the property description. Using collected real estate property data in combination with general areas can inform a basic mapping of property types, structures, and physical conditions can be concluded based on individual neighborhoods. Because the concept of neighborhoods in the Fez medina is often times inconsistent and unreliable, a new neighborhood mapping is done for this analysis based on the exact addresses identified for the tourist oriented *riad* hotels in the old medina. (FIG. 2.4). Each hotel, when mapped and analyzed based on existing streets as boundaries as well as in comparison to Le Tourneau 20th century mappings, indicates areas which I have identified as current neighborhoods.

2 <http://www.fezimmo.com/fr>
http://www.fesproperties.com/index.php/listings/property_categories/category/all
http://www.immorocom.com/component/option.com_estateagent/Itemid.0/act.cat/task.showCE/id.11/sc.n/ordering.id/direction.ASC/limit.50/limitstart.0/
http://uk.atlasimmobilier.com/liste.php?lang_id=2&search=1
<http://www.fez-realestate.com/index.php?agence=fez-properties&select=prix&deviser=euro>



FIG. 2.4 DISPERSAL OF RIAD HOTELS throughout the city



FIG. 2.5 IDENTIFICATION OF NEW NEIGHBORHOODS within the old medina

Recognizing Neighborhoods Which Already Have A Strong Potential for Being Addressed by Current Programs

The key to identifying the details of the problem in preservation strategies in the old city of Fez is to accurately define which properties can be defined as those whose needs are not being addressed in any way.

Mapping the different properties and neighborhoods in the old medina is the primary step in locating a prototype of properties which would qualify as the marginalized buildings. The method for doing this is to identify the areas in which houses are in the most ruinous states. These are the buildings whose structural integrity is beyond salvaging and thus, are on the list of properties which ADER-Fes and the Fez municipality has jurisdiction. These properties, if unoccupied, are immediately torn down and the land is seized by the government. If they are occupied, the government offers subsidized housing outside of the city for the usually economically underprivileged occupants. After repossessing or purchasing the property at a lower than market value, ADER-Fes renovates the property for heritage based studies or they wipe the slate clean and clear the land for future projects. (El-Ghazaly 2008).

Properties with severe dilapidation must be identified geographically and typologically. The gaps in the current conservation programs for strengthening the old city lie in the marginalize properties who are not yet at a structurally severe state to be generally located in those identified areas. Secondly, properties which have the propensity to be sold to international investors for riad hotel development should be identified.

Dilapidated Properties

These areas are identified by the Urban Planning Department on the

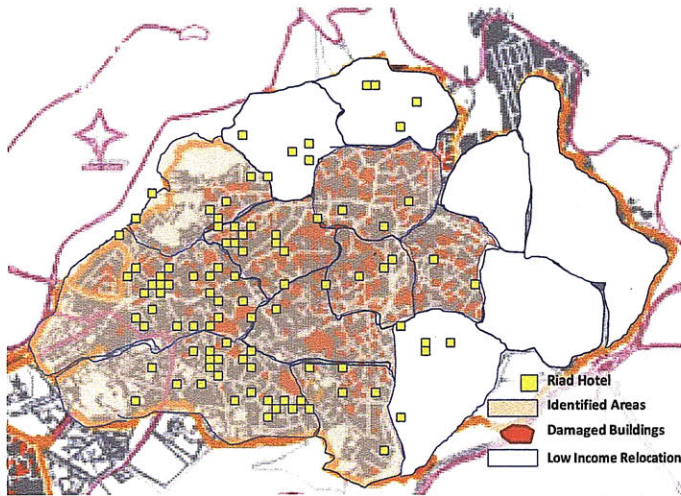


FIG. 2.6 AREAS WITH DILAPIDATED HOUSING issues and informal settlements

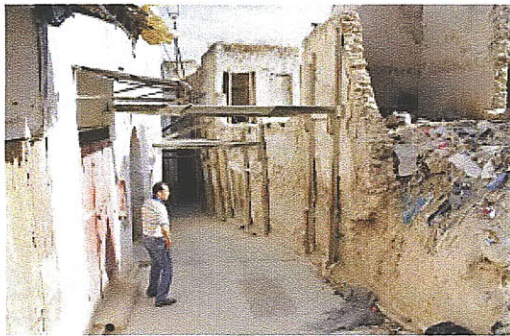


FIG. 2.7 DILAPIDATED PROPERTIES in the medina

Moroccan Government's website for urban renewal projects. (Ministere de l'Habitat, de l'Urbanisme et de l'Amenagement de l'Espace 2011). Neighborhoods identified as *Zenjfor*, in the north western area of the city, *Rmila* in the north east, and select parts of *Mokhfiya* in the south eastern part of the medina near what is known as the "Jewish Cemetery". It is interesting to note that all three of these areas with some of the most demanding development needs are on the outermost parts of the city. This corresponds with the analysis done by Le Tourneau who mentions that these areas were once occupied by shanty towns and the lowest of the economic groups prior to the 20th century. (Le Tourneau 1987) (FIG. 2.6 & FIG. 2.7).

Based on this information in combination with the mapping done to identify the location of these neighborhoods, we can conclude that the properties of interest to the identification of a marginalized property definition would not be predominantly located in these neighborhoods due to the fact that properties in these areas are identified as being severely structurally unstable qualifying them for the current government relocation programs.

Operating Riad Hotels

A list of currently operating *riad* hotels was compiled from a list of hotels advertised by popular travel hotel website³. These websites list up to one hundred fifty *riad* hotels located within the old medina.

With the specific addresses for the boutique hotels as well as detailed information about each hotel's size and cost per/night, these commer-

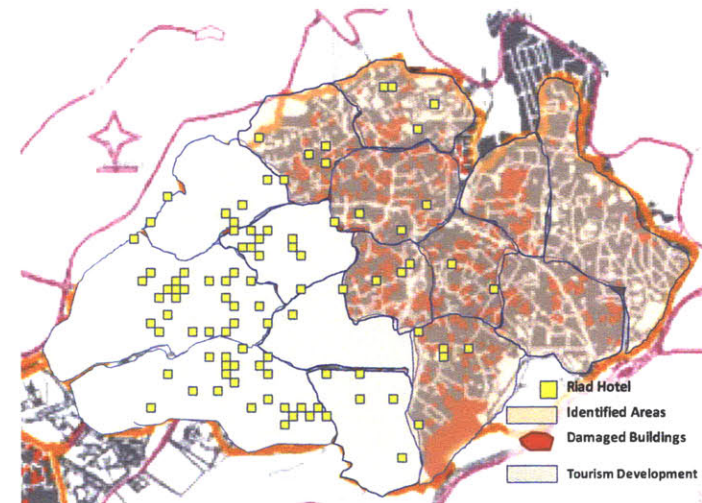


FIG. 2.8 AREAS OF RIAD HOTEL DEVELOPMENT



FIG. 2.9 RIAD HOTEL IN IDENTIFIED AREA

3 <http://www.tripadvisor.com>
<http://www.expedia.com>
<http://www.fesriads.com>

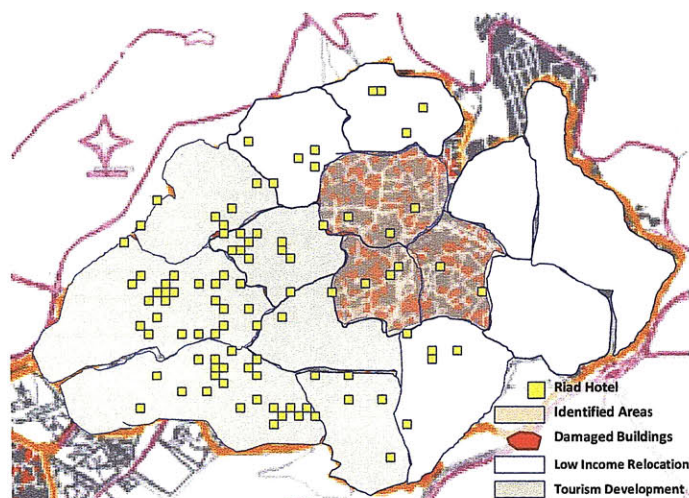


FIG. 2.10 AREAS NOT ADDRESSED by current interventions

cial properties were mapped to recognize trends in neighborhoods with a relatively high amount of tourism activity as well as estimated real estate values in specific neighborhoods.

From this mapping, many areas were clearly densely populated with hotels. These neighborhoods included; *Batha*, *Bab Jdid*, and *Talaa*. Not so coincidentally, these areas are the nearest to the newer development of the city on the furthest south outskirts of the old medina. Le Tourneau recognized these areas as being populated by the wealthier Europeans during the early French protectorate before the Europ-centric *ville nouvelle* was constructed. The *Talaa* area surrounds the most prominent street which goes through the medina from southwest to northeast. This has become a major tourist route attracting many tourist focused industries (shops, hotels, tour services) to operate in this area. (FIG. 2.8 & FIG. 2.9).

The areas of *Bab Guissa*, *Nerjarine*, and *Ain Zleten* have found their way into the tourist circuit in recent years, as acknowledged by Le Toureau and through the mapping of *riad* hotels, the interest in foreign investment into these areas has expanded more recently despite the previous prevalence of informal settlements in the area. These neighborhoods' location along the edge of the outer walls of the pedestrian-only medina is important to acknowledge. Hotels in this area boast about their vehicular accessibility making it easier for a variety of tourists to access the nearby properties. These fringe neighborhoods of the medina have better public utility connection making it easier to offer contemporary amenities to visitors.

* * *

Supplied information about each hotel, its general neighborhood location, the sizes of the property (including, square meters, floor levels, and number of rooms) was used to identifying the possible property values in these neighborhoods. Estimated property values and estimated revenues from each hotel were used to assess the for-sale properties potential to be bought and renovated by foreign investors for use as a *riad* boutique hotel (see page 48-9 for Financial Assessment).

Properties for Sale

Websites which list property for sale by local real estate agencies provide valuable information about the degree property vacancies in particular areas as well as a possible degree of migration from the historic area of Fez to the newly developed areas outside of the medina (FIG. 2.11, FIG. 2.12, & FIG. 2.13). Many real estate agencies provide photographs, general physical statuses of the structure, and property value, which provide an understanding of property values by neighborhood.

In comparison with data collected from the analysis of trends in *riad* hotel development, it can be assumed that properties listed for sale in neighborhoods such as *Batha*, *Bab Guissa*, *Nerjarine*, *Bab Jdid Ain Zilten*, and *Talaa* are more likely going to be purchased for touristic purposes or at least have the economic viability to attract other investors to purchase the properties. The marginalized properties which this study seeks to identify would not be predominantly located in the tourism focused neighborhoods so real estate properties located in these areas will not be used in the sample selection.

To double check these findings and in order to back up the stated neighborhood generalizations concerning investment opportunity, a detailed



FIG. 2.11 BATHA LISTED PROPERTY



FIG. 2.12 RCIF LISTED PROPERTY

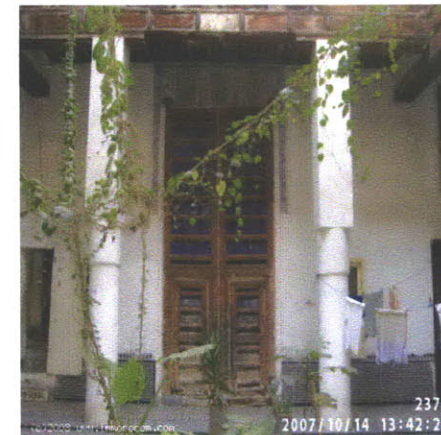


FIG. 2.13 ANDALOUS LISTED PROPERTY

look at each individual property listed by the real estate agencies is analyzed for its current and future potentiality for riad hotel investment. development or done in order to assess the future potential for tourist and *riad* hotel development. This assessment helps to narrow down the area and properties which are most in need of architectural intervention now and in the future and which would qualify as a marginalized property (see page 48-9 for Financial Assessment).

Identifying a Focus Neighborhood for a Non-profit Application

By reviewing the future investment and restoration potential of each neighborhood in the old medina of Fez, we can now identify the areas which are in demand for an intervention in the preservation of its built environment.

The areas which were identified as having the qualities of marginalized property in current conservation programs are; *Rcif*, *Qarrawiyan*, and *Andalous* (FIG. 2.14). This was concluded based on the social and economic assessments of newly identified neighborhoods in the old medina. The conclusion was then reaffirmed and clarified further through the financial assessments of each property in the *Rcif*, *Qarrawiyan* and *Andalous* areas. Properties in these neighborhoods indicated the lowest potential profit margins estimated if developed purchased and transformed into a boutique hotel (see page 48-9 for Financial Assessment).

We can now look more in depth at these identified areas to understand the context for the properties which will be sampled ultimately aiding in developing a strategy which will address what can be done to stop and intervene in the further digression of the neighborhood and its communities.

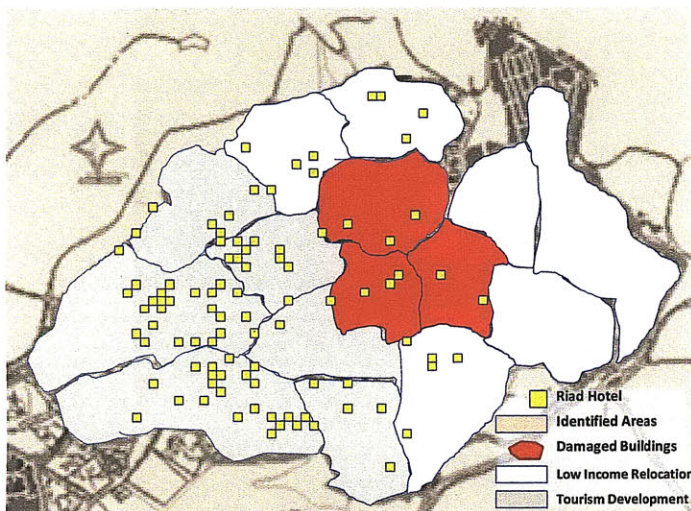


FIG. 2.14 FOCUS NEIGHBORHOODS IDENTIFIED

Rcif

Recently, this neighborhood (FIG. 2.15) underwent construction to allow vehicular access the area. The main entrance to a most impressive fully functioning souk is at the end of the car accessible area. Since the souk is still a large part of economic life and the increasing need to ship particular goods by car or truck to the market makes this area an active part of an evolving but fully functional area of the old medina. Following the road infrastructure project, many other projects were proposed to make the area an urban oasis but these proposals were abandoned, in part, because the area of *Rcif* suffers from far greater problems than a lack of public spaces.

Being one of the original areas of the initial development of the city in the 15th century and with the areas location surrounding the original water source of the city, the underground water system which was built centuries ago stemming from the natural river source, now creates insurmountable amounts of damage to the buildings above it. Water evaporation and major leakage from damaged and eroding pipes are causing many structures to tilt, crack and frequently and quickly collapse. The Municipality has recognized the need to comprehensively address these infrastructure maintenance issues.

As a result of this complex situation, many ancient houses have been left unmaintained due to the very demanding restoration and structural reconstruction needs in the area. Property is priced high due to its location adjacent to the souk and the beautiful craftsmanship which has survived in the houses located in this particularly ancient part of the city drives up the property value further. The average annual yield potential per room for properties in *Rcif* (based on an average local hotel room revenue) is lower than any other neighborhood (FIG. 2.16). The

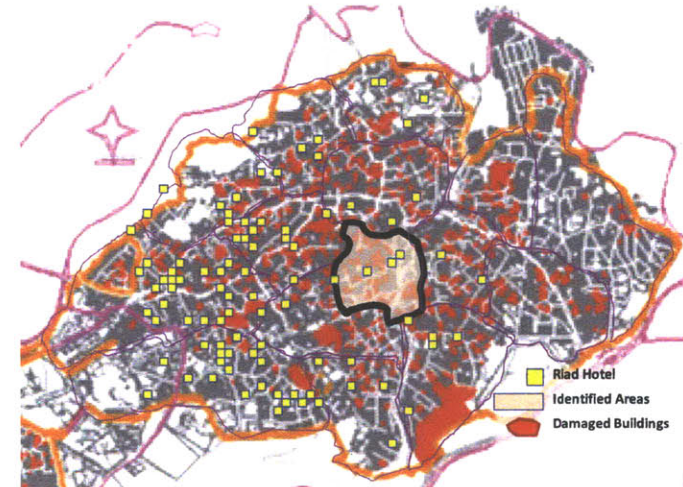


FIG. 2.15 RCIF NEIGHBORHOOD

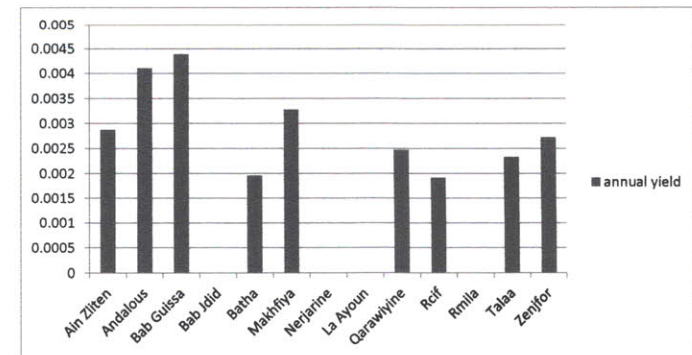


FIG. 2.16 POTENTIAL ANNUAL YIELD per room by neighborhood

PROPERTY POTENTIAL FOR RIAD HOTEL DEVELOPMENT

FINANCIAL ANALYSIS

KEY	
Exchange Rate	1 Moroccan Dirham = 0.0006 Euro
Initial Set Up	0.02 Property Title fee 0.025 Real Estate Agent fee 0.033 Property Registration Tax 0.01 Court Payment
	62.72 Engineering Inspection 22.4 Building Permit
Maintenance per year	0.1 Depreciation Costs 0.1 Property Taxes
Employees per year	1000 per worker
	3 employees per riad hotel (of 4 rooms) 5 employees per additional room in riad hotel (over 4) 540 per additional room
Restoration Costs	0.7 of property price

ESTIMATED RIAD HOTEL CASHFLOW per ROOM by NEIGHBORHOOD
80% occupancy rate

NEIGHBORHOOD	mean # of rooms	mean price/night (euros)		low	high	YEAR 1		low	high	YEAR 2		low	high	YEAR 3	
		low	high			low	high			low	high			low	high
Ain Zilten	5	40	75	200		3,942.00	19,710.00	52,360.00	21,024.00	39,420.00	105,120.00	31,536.00	59,130.00	157,680.00	
Andalous	5	45	90	125		8,514.72	23,632.00	32,850.00	23,632.00	47,304.00	65,700.00	35,478.00	70,956.00	98,590.00	
Bab Guissa	5	60	90	100		14,191.30	23,632.00	26,200.00	31,536.00	47,304.00	52,560.00	47,304.00	70,956.00	78,810.00	
Bab Jdid	6	60	95	115		13,025.74	24,966.00	30,222.00	31,536.00	49,532.00	60,444.00	47,304.00	74,858.00	90,665.00	
Batha	8	50	100	275		4,778.18	26,280.00	72,270.00	26,280.00	52,560.00	144,540.00	39,420.00	78,840.00	216,810.00	
Makhfiya	7	100	125	150		21,900.00	32,850.00	39,420.00	52,560.00	65,700.00	78,840.00	78,840.00	98,590.00	118,260.00	
Nerjaine	4	40	90	200		4,730.40	23,632.00	52,560.00	21,024.00	47,304.00	105,120.00	31,536.00	70,956.00	157,680.00	
La Ayoun	5	110	130	150		25,093.60	34,568.00	39,420.00	57,816.00	68,328.00	78,840.00	68,328.00	107,432.00	118,260.00	
Garawiyne	4	40	65	140		4,880.57	17,032.00	36,792.00	21,024.00	34,164.00	73,584.00	31,536.00	51,240.00	118,376.00	
Rcif	4	60	65	140		7,320.86	17,032.00	36,792.00	31,536.00	34,164.00	73,584.00	47,304.00	51,240.00	102,491.00	
Rmila	4	130	130	130		34,114.00	34,114.00	34,114.00	68,328.00	68,328.00	68,328.00	107,432.00	107,432.00	102,491.00	
Talaa	5	20	100	400		1,971.00	26,280.00	105,120.00	15,768.00	52,560.00	210,240.00	23,632.00	78,840.00	315,360.00	
Zenjar	7	45	75	325		2,929.08	19,710.00	65,410.00	21,632.00	39,420.00	170,820.00	35,485.71	59,142.86	256,285.71	

Neighborhoods of Fez	property	sqm	price	# rooms	PURCHASE COST		RESTORATION COST		ANNUAL CASH OUTFLOW	ANNUAL CASH INFLOW		LOW PRICE	YEAR 3		TOTAL CASH FLOW
					TOTAL	50%	200%	200%		low price	TOTAL	50% restoration cost	50% RESTORATION	200% RESTORATION	
Ain Zilten	618	650	230000	7	20700	115000	230085.12	230000	50860	81760	153300	-503085.12	-58465.12	-173465.12	-403465.12
	156	150	81819	2	7363.71				18523.8	23360	43800				
	606	140	136364	4	12272.76	68182	136449.12	136364	30512.8	46720	87600	-304646.28	-45642.28	-113824.28	-250188.28
															363034.88
Andalous	D-101	202	130000	4	11700	65000	130085.12	130000	29240	52560	105120	-266825.12	20854.88	-44145.12	-174145.12
	VRF3	200	181818	8	16363.62	90909	181903.12	181818	41763.6	105120	210240	-280924.54	216253.46	125344.46	-56473.54
	VRF11	200	127300	8	11457	63650	127385.12	127300	30860	105120	210240	-107012.12	335647.88	271997.88	144697.88
	VRF13	100	70000	5	6300	35000	70085.12	70000	17780	65700	131400	-37625.12	229474.88	194474.88	124474.88
	VRF14	120	130000	6	11700	65000	130085.12	130000	30320	78840	157680	-191225.12	175294.88	110294.88	-9705.12
	58	300	91000	10	8190	45500	91085.12	91000	24680	131400	262800	-569584.88	569584.88	524084.88	433084.88
	17	130	91000	6	8190	45500	91085.12	91000	22520	78840	157680	-66815.12	260704.88	215204.88	124204.88
	1	70	75000	4	6750	37500	75085.12	75000	18240	52560	105120	-91375.12	141304.88	103804.88	28804.88
	132	110	91000	5	8190	45500	91085.12	91000	21980	65700	131400	-104615.12	183484.88	137884.88	46984.88
	615	220	181818	9	16363.62	90909	181903.12	181818	42303.6	118260	236520	-243124.54	293473.46	202564.46	20746.46
	612	240	236363	6	21272.67	118181.5	236448.12	236363	51592.6	78840	157680	-530523.09	-57640.09	-175821.59	-412184.59
															296686.46
															-228224.59
															153514.88
Bab Guissa	38	140	74000	5	6660	37000	74085.12	74000	18580	87600	131400	15314.88	220714.88	183714.88	109714.88
	146	80	72728	3	6545.52		72813.12		17245.6	52560	78840			32696.55	
Bab Jdid															
Batha	D-102	400		5	0		85.12		3780		146000			426574.88	
	D-104	236	220000	6	19800	110000	220085.12	220000	48320	87600	175200	-452045.12	30754.88	-79245.12	-299245.12
	A-100	80	85000	3	7650		85085.12		19700	43800	87600			25964.88	
	D-100	249	175000	5	15750	87500	175085.12	175000	38780	73000	146000	-350675.12	43324.88	-44175.12	-219175.12
	VRF1	200	118000	6	10620	59000	118085.12	118000	27920	87600	175200	-126665.12	254134.88	195134.88	77134.88
	VRF4	200	181900	6	16371	90950	181985.12	181900	40700	87600	175200	-330506.12	114193.88	23243.88	-158656.12
	VRF5	200	181900	4	16371	90950	181985.12	181900	39620	58400	116800	-414866.12	-57766.12	-148716.12	-330616.12
	VRF6	330	500000	9	45000	250000	500085.12	500000	105940	131400	262800	-1218705.12	-324505.12	-574505.12	-1074505.12
	VRF7	140	145500	5	13095	72750	145585.12	145500	32880	73000	146000	-256570.12	107929.88	35179.88	-110320.12
	617	120	181818	4	16363.62	90909	181903.12	181818	39603.6	58400	116800	-414604.54	-57586.54	-148495.54	-330313.54
	1077	370	363636	5	32727.24	181818	363721.12	363636	76507.2	73000	146000	-952423.96	-369787.96	-551605.96	-915241.96
	1063	2000	290090	11	261818.1	1454545	2909175.12	2909090	588838	160000	321200	-881934.22	-542845.2	-688299.2	-979208.2
	598	130	190910	3	17181.9		190995.12		40882	43800	87600			-258933.02	
	597	140	181820	4	16363.8	90910	181905.12	181820	39604	58400	116800	-414610.92	-57590.92	-148500.92	-330320.92
	575	170	182000	6	16380	91000	182085.12	182000	40720	87600	175200	-330825.12	113974.88	22974.88	-159025.12
	55	160	132000	4	11880	66000	132085.12	132000	29640	58400	116800	-255685.12	51514.88	-14485.12	-146485.12
	131	150	120000	2	10800		120085.12		26160	29200	58400			-154165.12	
	550	110	128000	3	11520		128085.12		28300	43800	87600			-89705.12	
	1053	140	545500	7	49095	272750	545585.12	545500	113960	102200	204400	-1448210.12	-596110.12	-868860.12	-1414360.1
															-341260.12

Neighborhoods of Fez	PURCHASE COST				RESTORATION COST			ANNUAL CASH OUTFLOW maintenance & labor	ANNUAL CASH INFLOW			LOW PRICE 50% restoration cost	YEAR 3 MEAN ROOM PRICE			TOTAL CASH FLOW HIGH PRICE 200% restorat	
	property	sqm	price	# rooms	low	50% property price	high		200%	low price	TOTAL		high price	50% RESTORATION	200% RESTORATION		
Ain Zliten																	
Makhfiya	VRF15	500	300000	8	27000	150000	300085.12	300000	65400	233600	292000	350400	-272485.12	202714.88	52714.88	-247285.12	-72085.12
Nerjarine																	
La Ayoun																	
Qarawiyyine																	
	D-103	314	150000	6	13500	75000	150085.12	150000	34320	70080	113880	245280	-281305.12	94.88	-74905.12	-224905.12	169294.88
	133	100	63636	2	5727.24		63721.12		14887.2	23360	37960	81760		-63865.96			
	587	340	141000	5	12690	70500	141085.12	141000	31980	58400	94900	204400	-286015.12	-35515.12	-106015.12	-247015.12	81484.88
	585	340	200000	6	18000	100000	200085.12	200000	44320	70080	113880	245280	-440805.12	-109405.12	-209405.12	-409405.12	-15205.12
	2	70	66000	4	5940	33000	66085.12	66000	16440	46720	75920	163520	-80185.12	73414.88	40414.88	-25585.12	237214.88
	135	108	111000	3	9990		111085.12		24900	35040	56940	122640		-135955.12			
Rcif																	
	D-105	540		8	0		22.4		5400		151840			439297.6			
	D-107	200	150000	4	13500	75000	150085.12	150000	33240	70080	75920	163520	-278065.12	-110545.12	-185545.12	-335545.12	-72745.12
	VRF8	350	145000	7	13050	72500	145085.12	145000	33860	122640	132860	286160	-109295.12	66364.88	-6135.12	-151135.12	308764.88
	VRF9	150	130000	5	11700	65000	130085.12	130000	29780	87600	94900	204400	-163325.12	-11425.12	-76425.12	-206425.12	122074.88
	VRF10	200	220000	6	19800	110000	220085.12	220000	48320	105120	113880	245280	-399485.12	-153205.12	-263205.12	-483205.12	-89005.12
	VRF12	90	50000	4	4500	25000	50085.12	50000	13240	70080	75920	163520	40934.88	108454.88	83454.88	33454.88	296254.88
	VRF17	350	250000	3	22500		250085.12		52700	52560	56940	122640		-509865.12			
	1078	850	409090	10	36818.1	204545	409175.12	409090	88298	175200	189800	408800	-798922.22	-346032.22	-550577.22	-95967.22	-302667.22
	157	90	54546	2	4909.14		54631.12		13069.2	35040	37960	81760		-39413.86			
	616	155	245454	4	22090.86	122727	245539.12	245454	52330.8	70080	75920	163520	-582563.38	-319589.38	-442316.38	-687770.38	-424970.38
	506	104	182000	4	16380	91000	182085.12	182000	39640	70080	75920	163520	-380145.12	-180625.12	-271625.12	-453625.12	-190825.12
	153	130	109090	2	9818.1		109175.12		23978	35040	37960	81760		-186137.22			
	1073	700	931818	10	83863.62	465909	931903.12	931818	192843.6	175200	189800	408800	-2466424.54	-1490806.5	-1956715.5	-2888533.5	-2231533.54
	150	170	150000	2	13500		150085.12		32160	35040	37960	81760		-296185.12			
	1069	750	1090909	15	98181.81	545454.5	1090994.12	1090909	227361.8	262800	284700	613200	-2719224.83	-1562615.8	-2108070.3	-3198979.3	-2213479.33
	607	360	127272	6	11454.48	63636	127357.12	127272	29774.4	105120	113880	245280	-103682.8	49869.2	-13766.8	-141038.8	253161.2
	147	130	59100	2	5319		59185.12		13980	35040	37960	81760		-51664.12			
	601	300	150000	8	13500	75000	150085.12	150000	35400	140160	151840	327040	-74305.12	110734.88	35734.88	-114765.12	411334.88
	4	120	68500	2	6165		68585.12		15860	35040	37960	81760		-76950.12			
	139	80	64000	3	5760		64085.12		15500	52560	56940	122640		-9525.12			
	102	120	64000	2	5760		64085.12		14960	35040	37960	81760		-64845.12			
	1018	310	273000	8	24570	136500	273085.12	273000	60000	140160	151840	327040	-466675.12	-158635.12	-295135.12	-568135.12	-42535.12
	586	140	182000	2	16380		182085.12		38560	35040	37960	81760		-382265.12			
	123		56000	3	5040		56085.12		13900	52560	56940	122640		11994.88			
	522	120	182000	8	16380	91000	182085.12	182000	41800	140160	151840	327040	-176385.12	40654.88	-50345.12	-232345.12	293254.88
	13	71	128000	4	11520	64000	128085.12	128000	28840	70080	75920	163520	-207885.12	-62365.12	-126365.12	-254365.12	8434.88
	509		150000	4	13500	75000	150085.12	150000	33240	70080	75920	163520	-278065.12	-110545.12	-185545.12	-335545.12	-72745.12
	502		146000	3	13140		146085.12		31900	52560	56940	122640		-230105.12			
Rmila																	
	R-102	407		6	0		85.12		4320		227760			670234.88			
Talaa																	
	R-101	240	240000	4	21600	120000	240085.12	240000	51240	35040	116800	467200	-670285.12	-185005.12	-305005.12	-545005.12	506194.88
	VRF18	200	386000	5	34740	193000	386085.12	386000	80980	43800	146000	584000	-1111365.12	-418765.12	-611765.12	-997765.12	316234.88
	1000	470	550000	10	49500	275000	550085.12	550000	116480	87600	292000	1168000	-1511225.12	-348025.12	-623025.12	-1173025.12	1454974.88
	529	120	150000	6	13500	75000	150085.12	150000	34320	52560	175200	700800	-333865.12	184054.88	109054.88	-40945.12	1535854.88
	531		214289	7	19286.01	107144.5	214374.12	214289	47717.8	61320	204400	817600	-514287.03	129241.97	22097.47	-192191.53	1647408.47
	1056	450	363637	7	32727.33	181818.5	363722.12	363637	77587.4	61320	204400	817600	-990707.15	-197830.15	-379648.65	-743285.65	1096314.35
	149	170	118181	4	10636.29	59090.5	118266.12	118181	26876.2	35040	116800	467200	-281682.51	81778.49	22587.99	-95493.01	955706.99
	148	120	100000	3	9000		100085.12		22700	26280	87600	350400		-14385.12			
	512	100	137000	4	12330	68500	137085.12	137000	30640	35040	116800	467200	-341715.12	40564.88	-27935.12	-164935.12	886264.88
Zenjfor																	
	VRF2	222	363700	10	32733	181850	363785.12	363700	79220	131400	219000	949000	-785528.12	-159028.12	-340878.12	-704578.12	1485421.88
	528	300	170000	5	15300	85000	170085.12	170000	37780	65700	109500	474500	-356625.12	55225.12	-140225.12	-310225.12	784774.88
	520	200	218500	3	19665		218585.12		46400	39420	65700	284700		-398850.12			

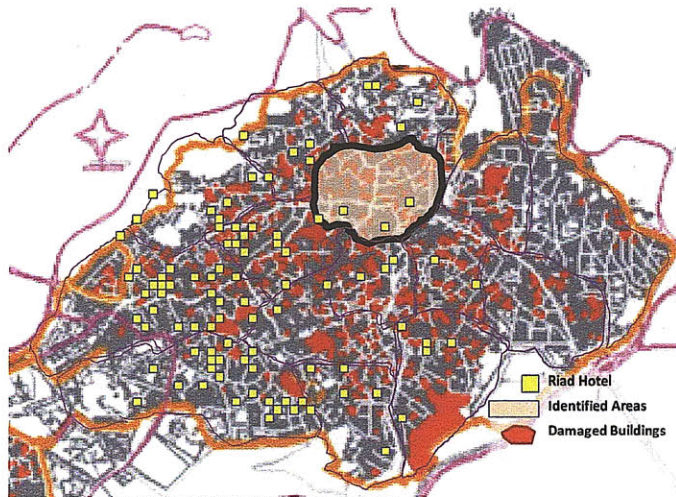


FIG. 2.17 QARRAWIYAN NEIGHBORHOOD

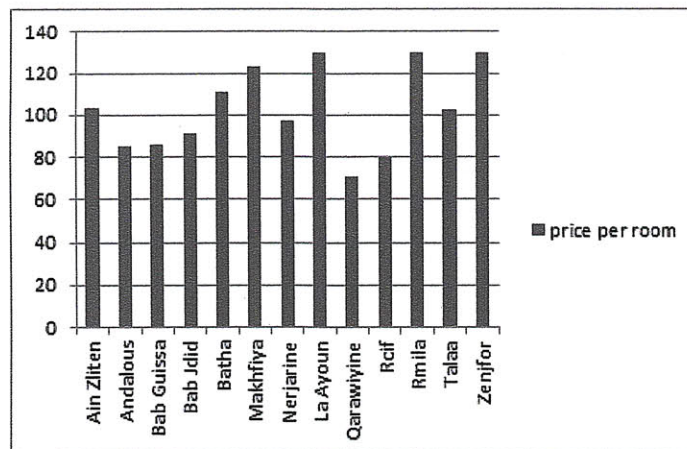


FIG. 2.18 AVERAGE PRICE OF ROOM BY NEIGHBORHOOD

structural repair demands of structures in Rcif often far out way the benefits of purchasing this property for a boutique hotel, but the historical importance⁴ of buildings in this area makes it a more difficult to tear down.

Qarrawiyan

The *Qarrawiyan* neighborhood is the very core and original center of the historic medina (FIG. 2.17). The well-known *Qarrawiyan* mosque is located in this area as well as other local pilgrimage sites. The major streets which spread across the medina have their roots at the *Qarrawiyan* mosque. The major souk in *Rcif* expands to the *Qarrawiyan* area and around the *Qarrawiyan* mosque.

Historically, this area was off limits to non-Muslims, and even today, the most impressive of sites are prohibited to outsiders. (Loti 1891). Because of this, development in this neighborhood has developed differently and has been more isolated from the growing tourist development. Many wealthy families used to reside in this area (Le Tourneau 1987) and as a result, many of the houses are particularly ornate.

The severity of damage to the properties in this area makes it an economically unviable interest for profitable investments. The average hotel cost (FIG. 2.18) in this area is very low so the expected high cost of restoration to properties in this neighborhood make it less potentially possible for a positive return for a hotel investment.

Andalous

This region is further from the main tourist sites (FIG. 2.19) and is located near

⁴ "Historical importance" is not a determining factor and identifying the value of properties in areas and buildings in need of preservation or rehabilitation.

cemeteries and predominantly informal settlements, discouraging tourists to venture into its ominous atmosphere (FIG. 2.20). During the French Protectorate period, French military headquarters were located in this area making it less welcoming for development by the local population. (Le Tourneau 1987). The majority of the tourist sites and activities are on the other side of the old medina separated by the vehicular traffic into the core of Fes el Bali as well as the original river which ran through the old medina.

* * *

Many unaddressed needs can be found in these three neighborhoods which have been identified as areas with a large number of properties representing a marginalized property type. It must be noted that the selection of these three neighborhoods for further analysis does not imply that these are the only areas which contain properties with the same marginalized architectural demands. The case study of neighborhoods was selected in order to narrow the sampling of properties for further a detailed analysis. The most important aspect of this sampling process is in the development of a methodology which can be used to identify a demand for overlooked architectural intervention needs.

Many of the properties which are for sale on real estate websites are unoccupied possibly implying that the property owners chose to move to more modern areas of Fez or to other cities. They were more interested in selling their property to foreigners or *riad* developers than to rent out to tenants in the medina. This means that the owners of these properties represented in the sampling are most likely ones who are already dedicated to investing in their properties. They would not necessarily be the “marginalized” group of property owners, but their properties can very well serve as examples of the type of properties which are in a similar physical and functional state and are in a needier financial situation and less opportunity for investment.

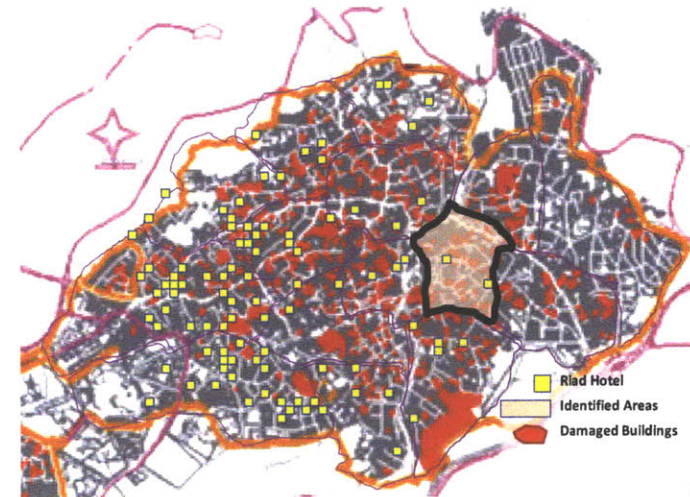


FIG. 2.19 ANDALOUS NEIGHBORHOOD



FIG. 2.20 IMAGE OF ANDALOUS AREA

CHAPTER 3

ARCHITECTURAL NEEDS IN FOCUS NEIGHBORHOOD

III. ARCHITECTURAL NEEDS IN FOCUS NEIGHBORHOODS

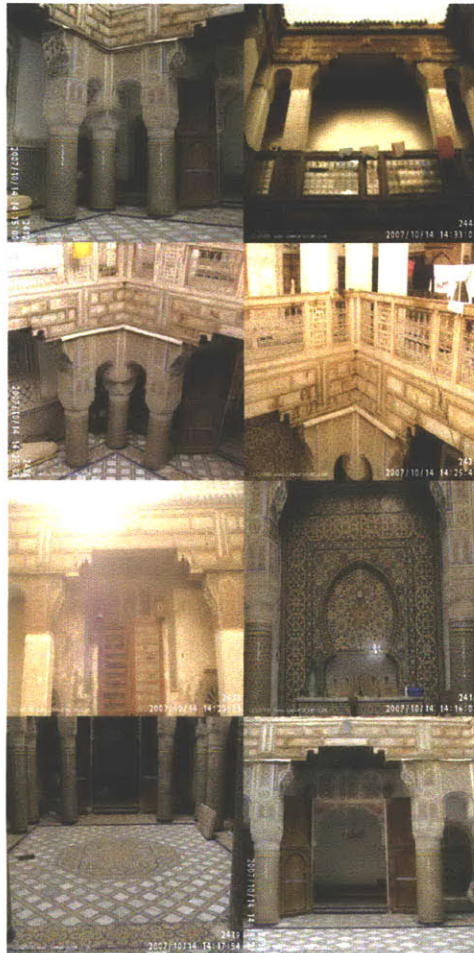


FIG. 3.1 SAMPLE PROPERTY IMAGES

Identifying the neighborhoods which represent the marginalized properties was important for narrowing down the selection of properties for further analysis. From the real estate websites, images and data was collected for all properties which were indicated as being in either the *Rcif*, *Qarrawiyyan*, or *Andalous* neighborhoods. This sample consisted of eleven properties in *Andalous*, seven properties in the *Qarrawiyyan* neighborhood, and twenty-seven properties in *Rcif* to make a total of forty-five properties sampled. An evaluation list consisting of five main categories, urban, structural, architectural, utilitarian functional needs was formulated to analyze the collected property images. Through this process, the status of particular indicators of property status and needs were rated on a one to five scale with (1) indicating a non-issue with the stated category and (5) indicating the most severe status of the issue. The result of the evaluation led to a better understanding for the architectural needs within the old medina but also paved the way for creating a need based criterion for project interventions by the proposed non-profit.

Analysis of the Physical State of Properties in the Focus Neighborhoods

Urban

The current urban condition is identified through a study of the exterior images found in property listings for that neighborhood.



FIG. 3.2 EFFLORESCENCE AND DRAINAGE ISSUES

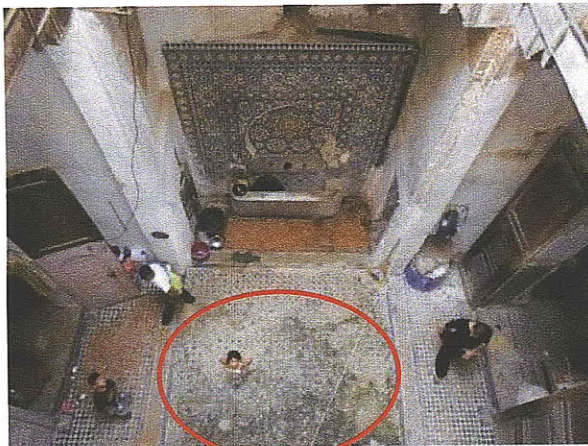


FIG. 3.3 WATER DAMAGE TO FLOORS

Many of the surrounding walls and roofs of the surrounding properties are used as a near representation of the property being advertised. These properties had severe fungus growth, cracks, and dangerous slopes which would lead to an open courtyard roof. Walls surrounding the courtyard are sometimes shared with neighboring properties which must be kept into consideration for construction proposals.

Roofs are decorated with drying clothes, makeshift courtyard roof covers to protect from the rain, as well as thousands of satellite dishes which seem to create an entirely new concept of a skyline of a historical city.

Structural

In the focus area, the structural states of the properties were not ones which are in dire need. Usually, structural issues dealt with the banisters around second floor verandas. Structural problems could be an issue in some properties where water leakage was visibly affecting the walls and most likely laying the grounds for future cracking which would lead to more serious structural problems if not fixed.

Architectural

Architecturally, issues regarding the roof and roof covering are the most in need of being addressed. There is obviously a need to keep out rain, water, and animals while also allowing sunlight to come into the inner courtyard and light up the interior of the *riad*. Currently, the roof is made of corrugated plastic and a steel frame. Over time, this ages very poorly, becomes very dirty, cracks or blows off. A more permanent, aesthetically consistent, and functionally useful solution needs to

be applied.

Utilities

In some of the sampled properties, there was an obvious attempt to fit the *riad* with updated water systems which could allow for more modern appliances such as sinks, showers, and western toilets. The adaption that was done using modern pipes with older ones is not a sustainable solution. In order to use modern appliances, the entire piping system in the *riad* must be analyzed and fitted for the larger needs of these contemporary utilities.

Adaption of Spaces for New Needs

Many of the adaptations made to the spaces involved an integration of modern couch furniture into the main courtyard areas as opposed to the side rooms off of the courtyard.

Additionally, bringing in new appliances such as TVs and new lighting systems has created a web of electrical wires spread all over the *riad*, along the walls and spanning across the length of the courtyard. This system can't last long and is undoubtedly not the safest situation for these properties.

Some of the properties sampled are currently occupied while for sale on real estate websites. Specifically with these images, an analysis of functional and programmatic needs and alternations on traditional structures can be assessed in order to make general notes on contemporary functional and programmatic needs of the contemporary society residing in a historic environment. (Giebel, et al. 2009)



FIG. 3.4 REPLASTERING OF WALLS



FIG. 3.5 CARVED SCREENS



FIG. 3.6 UTILITY RETROFITTING



FIG. 3.7 RETILING SURFACES



FIG. 3.8 WOOD DETAILING



FIG. 3.9 FENESTRATION

PHYSICAL ANALYSIS OF PROPERTY SAMPLE

SCALE 1-5 1=GOOD CONDITION 5=POOR CONDITION		ANDALOUS											QARAWIYANE					RCIF			
		A1	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	A1	B1	B2	B3	B4	B5	A1	B1	B2
GENERAL																					
surface finishes		1	1	3	1	2	4	1	1	2	1	4	2	2	3	4	1	2	2	1	1
water and electric installations		2	1	2	2	2	3	2	1	2	2	3	3		3	1	2	2	2	1	
WALLS																					
wood		1	1	3	1	1	1	1	1	1	1	4	4	2	2	2	1	1	3	1	1
settlement of vaulting		1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1
exposed reinforcement		1	1	1	1	1	2	1	1	1	1	1	2	1	1	1	1	1	1	1	1
settlement cracks		1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1
efflorescence, salt deposits		1	1	1	1	1	2	1	1	1	2	2	2	1	1	5	1	1	1	1	1
damp proofing		1	1	3	1	1	4	1	1	2	1	3	4	1	5	5	1	1	1	1	1
condition of plaster		1	1	2	1	1	3	1	1	2	1	3	2	3	3	4	1	2	2	2	2
WINDOWS																					
window frame		1	1	2	1		2	1	1	1	1			3	2	2	1	1		1	1
decorative elements		1	1	2	1		1	1	1	1	1			1	1	1	1	1		1	1
DOORS																					
wood condition		1	1	3		1	2	1	1	1	1		2	2	1	2		1	2	1	1
rehinging		1	1	1		1	1	1	1	1	1		2	1	1	1		1	1	1	1
STRUCTURAL FRAME																					
exposed reinforcement		1	1	1	1	1	1	1	1	1	1	1	5	1	1	1	1	1	1	1	1
corroded wood sections		1	1	1	1	1	1	1	1	1	1	1	5	1	1	1	1	1	1	1	1
corroded cast columns		1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1
SUSPENDED FLOORS																					
load carrying capacity/deflection		1	1	1		1					1	1	5	1	1	1	1	1	1	1	1
damp proofing		1	1	4						1	3	2	1	5	5	5	1	1	5	1	1
exposed reinforcement		1	1	1		1					1	1	5	1	1	1	1	1	1	1	1
ROOF																					
rot at the eaves		1			1	1					1	2				4					
cracks		1																1			
deflection of roof (Sagging)		1				1												1			
replacement of roof covering		1			1	1					1	5				5	1	2		2	
drainage system		2																3	4		
fitting out of unused roof space		1							1									1			
OCCUPIED		NO	NO	YES	YES	NO	YES	YES	YES	NO	NO	YES	NO	NO	NO	YES	YES	YES	YES	MAYBE	YES

3	B4	B5	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15	C16	C17	C18	C19	C20	C21
1	1	1	1	3	1	1	2	1		3	5	4	4	1	1	1	2	1	2	1	1	1	2
2	2	1		2	3		2	2		3	5	4	3	2	2	2	3	2	2		1	1	1
3	1	1	4	2	1	1	1	1	1	3	5	3	5	1	1	1	1	1	1	1	1	1	1
1	1	1	3	1	1	1	1	1	1	1	4	1	1	1	1	1	1	1	1	1	1	1	1
1	1	1	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1
1	1	1	4	2	1	2	2	1	1	4	3	5	3	1	2	2	3	3	3	1	1	1	1
1	1	1	5	1	1	1	2	1	1	3	4	1	3	1	1	1	1	3	3	1	1	1	1
3	1	1	5	1	1	1	1	2	1	3	5	2	5	1	1	2	3	1	2	2	1	2	1
1	3	1	5	1	1	1	1	1		5	3	2	3	1	1	1	1	1	1	1	1	1	3
1	1	1	3	1	1	1	1	1	1	5	3	3	4	1	1	1	1	1	1	1	1	1	1
3	2	1	3	2	1	1	1	1		4	4	2	4	1	1	1	1	1	3	1	1	1	2
1	1	1	1	1	1	1	1	1		2	1	2	3	1	1	1	1	1	2	1	1	1	1
1	1	1	5	1	1	1	1	1		1	3	1	1	1	1	1	1	1	1	1	1	1	
1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	1	3	1	1	1	1	1	1	1	3	1	1	1	1	1	1	1	1	1	1	1	
1		1	5	1	1	1	1	1		1	2	1	1				1	1				1	
3		1	5	1	1	1	1	1	1	2	5	5	5				1	1				1	
1		1	3	1	1	1	1	1	1	1	1	1	1				1	1				1	
3			5	4	1	1	1	1	1	3	5		2	2			5		5			3	
			3	3	1	1	2			5			2						3				
			3		1	1	1			5			2						2				
			5	4	1	1	3	2		5	5	2	3	1		1	5		5		1	2	1
	2		3	3	1	1	3			5	5		3			3	5		2				1
ES	unknown	YES	YES	YES	NO	YES	YES	YES	YES	1	NO	NO	NO	YES	YES	YES	YES	YES	NO	YES	NO	NO	YES

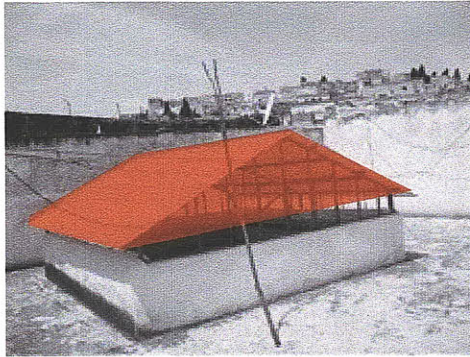


FIG. 3.10 INFORMAL COURTYARD ROOFING

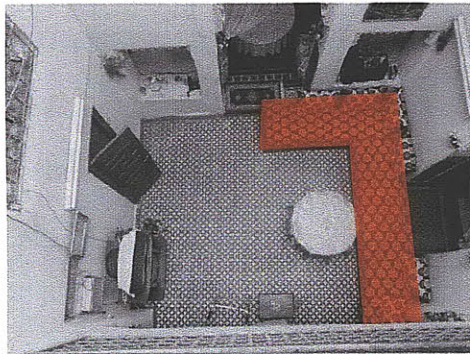


FIG. 3.11 REPROGRAMMING OF COURTYARD

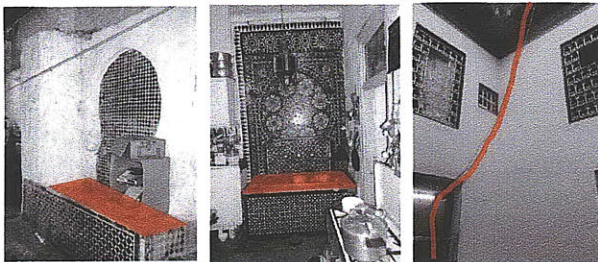


FIG. 3.12 UTILITY DISPLACEMENT

Reassessing Preservation Values

Needs that have not been addressed are most often associated with utility repair, water drainage, and basic maintenance issues. The reason these issues have not been addressed is that, due to the lack of disposable income by the property owners, because of fixed rental rates which do not correspond with present property values, basic maintenance is easily overlooked until it becomes a more serious problem.

There are current programs for the subsidizing of utility installation and basic maintenance repairs offered by the government but they only cover a 20% rebate for all costs. Many people don't have the money to invest in these repairs and do not want to bother with a government they don't believe has their individual interest as a priority. To many, the hassle of asking the government for a reimbursement is not worth it.

The properties which fall into the identified marginalized group are not specific and acknowledged historic monuments identified in ADER-Fes' list of monuments for preservation and they are not on the verge of complete dilapidation so they do not qualify for the programs which are oriented towards relocation of the most impoverished population. Additionally, around half of the sampled properties are under the size requirement of five bedrooms to ever become a *riad* hotel which implies a different incentive for putting their property on the real estate market. There are no programs which help this middle group of properties which, if maintained and repaired now, before problems become too severe, then, in the future, "conservation of architecture" will be about maintaining attributes and buildings which are already in a stable condition.

Most of the programs which are involved in the restoration of Fes el Bali are focused on rehousing the poor, infrastructural development, and encouraging

foreigners to privately own historic property. Normally, these are not the usually focuses that people think of when talking about “architectural preservation”. When is it still “architectural preservation”? and when does it become something else?

The answer to that, based on this study, is that, in order to preserve the architecture, there needs to be a true respect for the property and the land. That respect builds up the community and helps to ensure that there will be an invested interest in a space. This type of respect is only there when the land and the buildings are attending to the needs of the people. Once the needs of the people are more closely met, and an amount of respect and communal ties are made, then efforts into architectural preservation can be made.

If one were to skip the step of insuring a gained respect for the land and the environment, then architectural preservation will be similar to the French protectorate and UNESCO interventions of monumentalizing a property. The mummified landmarking of a space is disconnected from the people and their daily life. It no longer serves a major purpose for the community and making it a monument isolates it from the people. The distance between the building and the people is what leads to a lack of respect and a lack of general care, maintenance, or investment in the land.

When the intention is there to preserve the architecture, the first step is to create, maintain, or recreate the connection between the built environment and the regular general occupant. Once that relationship is strong, then the care for more detailed and less functional aspects of “architectural preservation” can be applied, and will also be naturally evolving with the people connected to the buildings.

This is the case in Fez, Morocco and it has been stated in all of the documents and intentions for “architectural restoration” of the multitude of interventions,

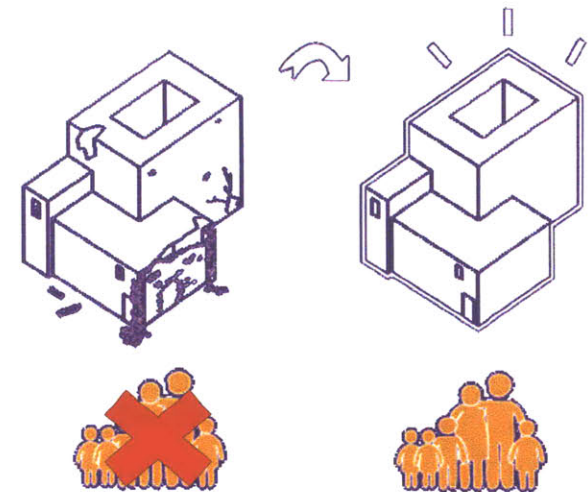


FIG. 3.13 RENOVATION LEADS TO OCCUPANCY

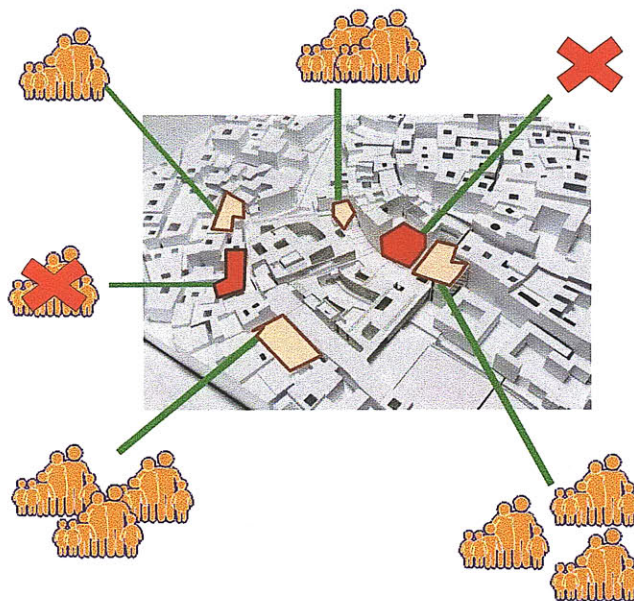


FIG. 3.14 VACANT PROPERTIES AND CITY DENSITY

that the functional needs must primarily be met.

Preemptive Measures for the Sustainability of Properties

Within the group of properties identified as having unaddressed needs, the preemptive measures entail organizing a stronger building code system and regulation in the public role.

“Throughout the ages, buildings have been adapted, re-use, torn down and recycled. However one thing remains: buildings have a limited lifecycle.” (Levinsohn-Zamir 1997, 738)

Abandoned Houses

Many houses in the selected sampling area are in decent structural shape and are generally not in danger of being destroyed or a detriment to other occupants.

The main issues to the degrading of the property are due to the fact that they are unoccupied and not dealt with on a regular basis.

The issue with this sampling process is that the properties listed on French oriented real estate websites, is that the property owners are obviously looking to specifically sell to foreign investors looking for a space for either a *riad* hotel or a property that is in decent enough shape for them to renovate themselves and live in. When the property owners have this goal in mind, they are obviously less interested in the protection of “community” in the medina and the main interest is in making money.

Turning this property into a space to house the many poorer residents in the

medina would not be a solution. Although there is a housing crisis and many families looking for large properties to share among other families to defuse the cost of rent, encouraging more of the poverty stricken families to reside in these properties is not the solution. The lack in community in the medina is due to the middle class completely leaving the old neighborhoods. A long lasting solution depends on attracting the middle class to find benefits in staying in the medina and also, encouraging the middle class who are still residing in the area to stay.

The debate of low income housing which takes the poverty stricken communities out of the medina and places them elsewhere in low income housing is a good solution to the high density issues. But there is nothing wrong with keeping many of them in the medina. Low income housing is not the total solution the maintaining the housing in the medina.

The solution is in having many options for people to stay in the medina comfortably which can compete with the amenities and properties offered outside of the medina.

Benefits of a Non-Profit to Address Unaddressed Needs

Many of the issues with dilapidated buildings in the medina are with the private properties and houses in the area. The government and its many municipalities makes an effort to focus their resources and time on renovating and regenerating properties which help the general public as opposed to interest of a few individuals.

Additionally, larger private organizations which intervene in property renovation chose to renovate buildings which have the ability to be exposed to a wider audience, giving their company the recognition for intervening, justifying their investment.

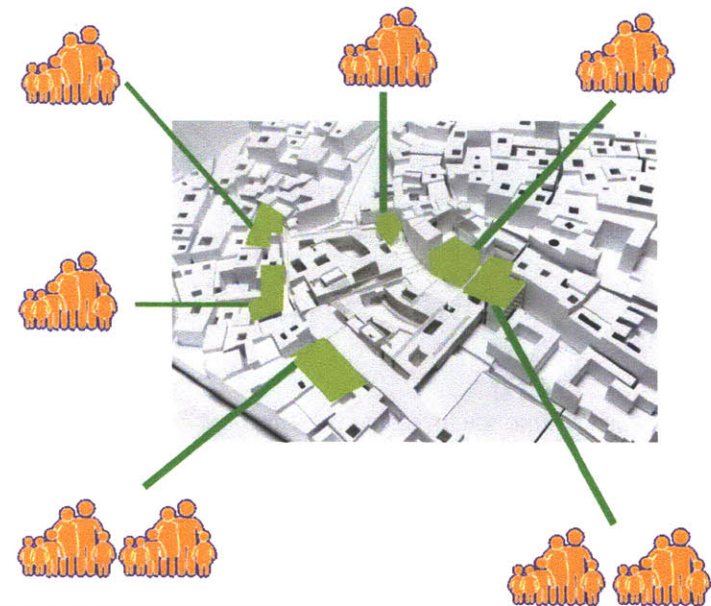


FIG. 3.15 DENSITY DISPERSAL

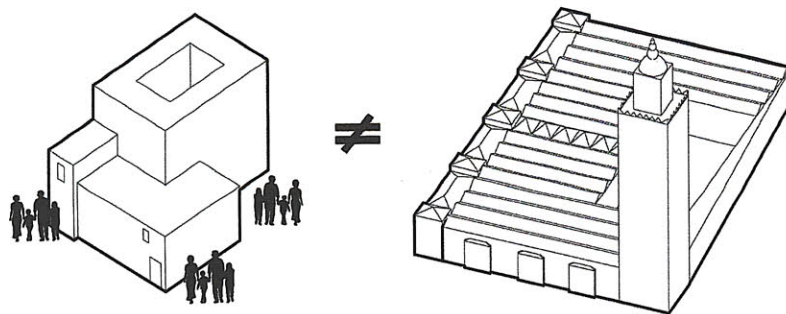


FIG. 3.16 REDEFINING "ARCHITECTURE PRESERVATION"

The benefit of a Non-profit organization is in its ability to address private needs of private properties without having the larger responsibility to address everyone's needs at one time.

A non-profit's help requires the people and property owners to request help. Their incentive to be involved is what earns the benefits of a non-profit intervention on a personal level.

Non-profit organizations have the benefit of getting communities to come together to push for reforms in the way the current government projects are being implemented. This is their known purpose and there is obviously a need for an outside support system separated from the highly complicated bureaucratic systems which have discouraged even the World Bank from continuing to intervene in the old medina.

SITE SELECTION PROCESS

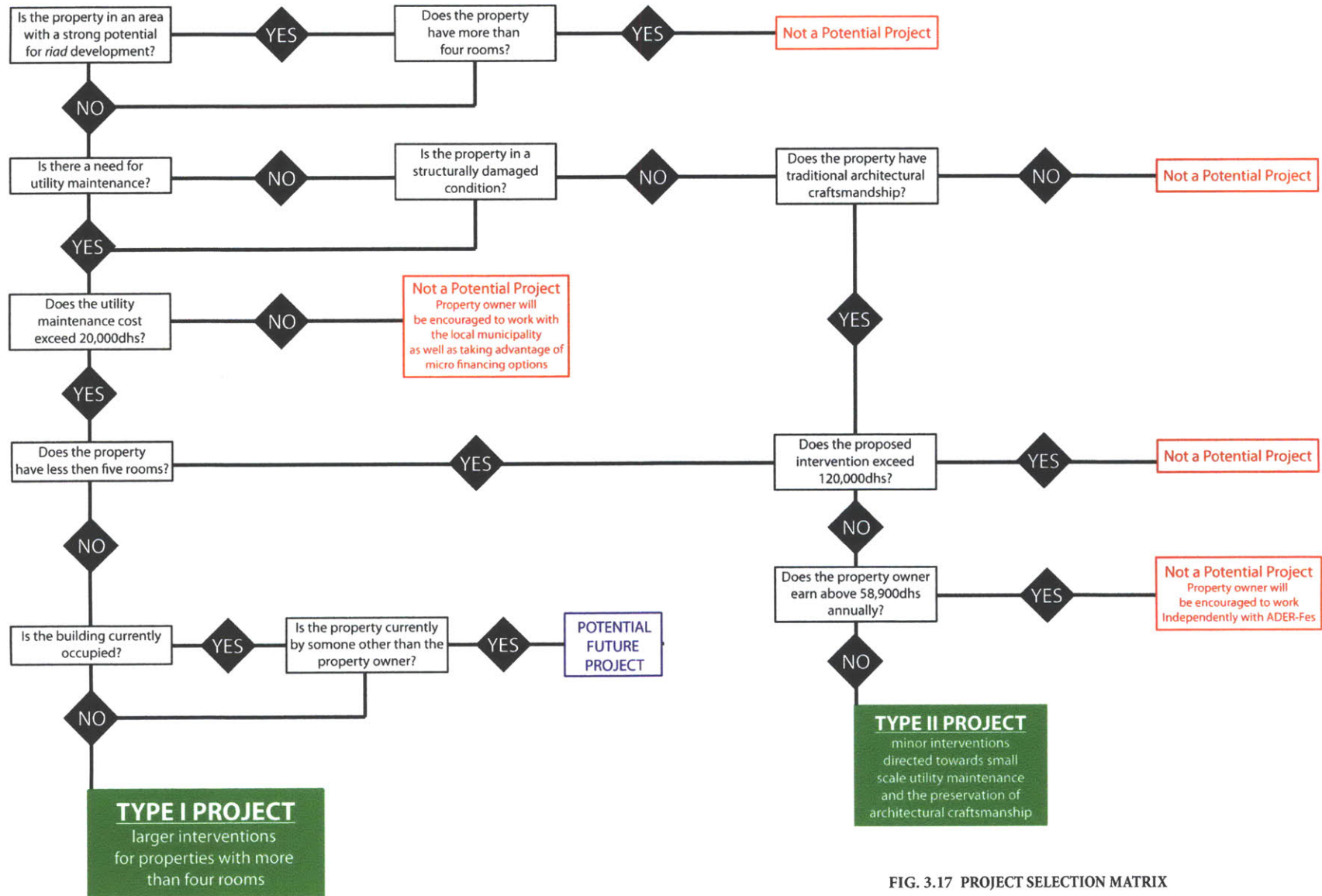


FIG. 3.17 PROJECT SELECTION MATRIX

TYPE I PROJECT

larger interventions
for properties with more
than four rooms



FIG. 3.18 TYPE I PROJECT

TYPE II PROJECT

minor interventions
directed towards small
scale utility maintenance
and the preservation of
architectural craftsmanship



FIG. 3.19 TYPE II PROJECT

CHAPTER 4
ORGANIZATION OF NON-PROFIT

IV. ORGANIZATION OF A NON-PROFIT

Setting Up

The functioning of the non-profit will reference in some way, the pre-Protectorate structure of the *Habous* endowment and *zina* contractual condition -but with no religious affiliation, a more manageable number of projects, and a clear and focused structure, and terminating contract.

International recognition and financial support are the main benefits a non-profit organization has over a for-profit corporation for a project to the scale of the medina of Fez. Financial aid and donations of various kinds can come from all over with limited strings attached.

The organization, entitled ARCHeritage is made up of its Directors, with local project managers as employees of the organization, and academic institutions and individuals function as members of the non-profit.

The openness and flexibility of participation is crucial to the successful functioning of the non-profit. Every phase of an ARCHeritage project from design, construction, finishings, maintenance, and continued use will be an open educational source for universities, students, and those interested in learning about and participating in conservation and design work.

The purpose of the organization is to help renovate and adapt properties to al-



FIG. 4.1 ARCHeritage OBJECTIVES

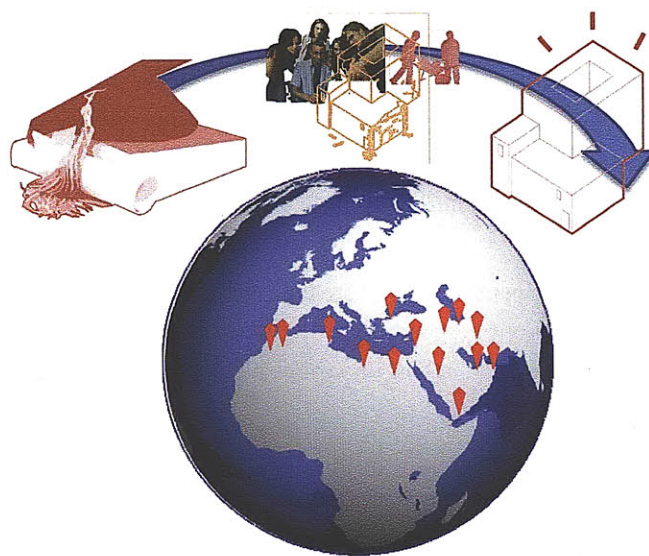


FIG. 4.2 ACADEMIC PARTICIPATION

low them to be better suited to the contemporary needs of their users which, in the case of Fes el Bali, means the installation of new utilities, refurbishment of surfaces, expanding spaces when necessary and making the appropriate adjustments for programmatic changes to the structure. All designs for reconstruction will be done in close collaboration of the property owners or potential occupants in order to focus on their purported spatial needs.

Non-profit organizations are about community involvement putting peaceful pressure on outside controllers to make adequate adaptations to a larger system in order to better society and promote a peaceful living environment. ARCHeritage considers the “community” to be, not only the local inhabitants in Fez but the international community interested in real world design issues and educational opportunities connecting the academic world with the practicing world. The knowledge expanding opportunity will function outside the normal limitations of many architectural and engineering academic opportunities creating an interactive global library of living architecture.

Academic Participation

The initial step to the implementation of the ARCHeritage program is making the organization’s intents apparent to a larger community. Through this recognition; interested parties can participate and help fund the various stations of the program. This is similar to the way UNESCO identifies sites as an official “World Heritage Site” with an aim to attract educational institutions as well as the general population with an interest in architectural preservation (FIG. 4.2).

In order to make the project known, academic institutions will be contacted and asked to participate in the program in return for access and involvement of their students and classes to influence the field work and practice of construction and conservation for individual projects implemented by ARCHeritage.

Criteria for Property Selection

Fundraising for specific projects will be done after first identifying a list of possible and willing participants in Fez, Morocco. This will involve on the ground, door to door conversations informing the various neighborhoods in the medina of the open application to participate in an ARCHeritage project intended to improve individual living environments. When property owners, tenants, and others concerned are made aware of the program and voice an interest in participating, individual meetings will be made in order to analyze the potential of their properties to benefit from the program.

The analysis of properties will begin with getting the approval of all occupants, property owners and tenants interest in participating. Following that, research into rightful property ownership is conducted as well as the acquisition of construction approval from property owners and tenants who will be affected by any possible project implementation.

The next step is to do a thorough analysis of the physical needs of the structure and to identify if these properties have needs which fit into the realm of what has been identified as possible interventions by ARCHeritage. After this process has been done and rechecked with a local structural engineer, agreements are made and the property and family are officially invited to be a part of the program.

A member of the non-profit organization will stay on location and continue to run the application process and investigation of other possible projects. When a modest list of willing and able participants is accumulated, the launch of the official website and marketing campaign will be held.

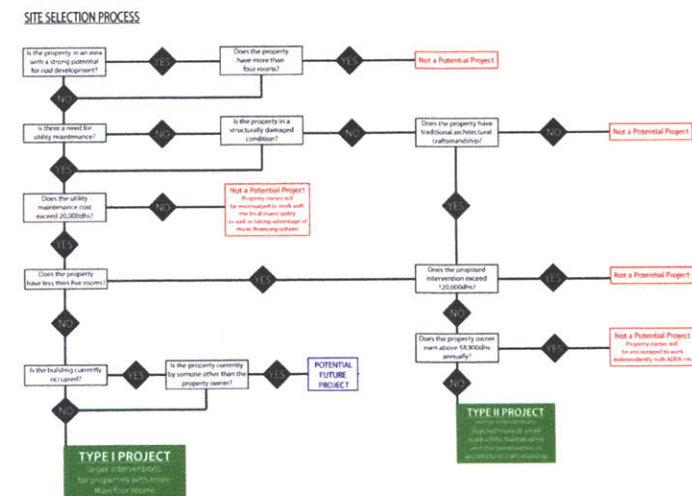


FIG. 4.3 PROPERTY SELECTION PROCESS

Marketing

A website will be launched which announces the intent of the non-profit organization to a wider community and to all parties interested in participating (FIG. 4.5). Each project which has been approved to participate with ARCHeritage will be listed and described in detail on the website. Visitors to the site will have the opportunity to select the project they are most interested in and make specific donations to help the implementation of the projects. In addition to being a resource for fundraising the website will allow others to be aware of the issues in architectural preservation and open up an ongoing critical conversation on the theory and practice of architectural restoration and interventions.

Acceptability by the Moroccan Government

As mentioned throughout the analysis of Fes el Bali, due to the scale of the dilemma of deterioration of the architecture in the old city, the government has been extremely open to many different NGOs and corporations to help aid in the revitalization of the area due to current financial restraints stunting previously planned projects in the medina.

Many NGOs and private groups have been involved in the restoration of the medina in the past, such as through the restoration of fountains, building facades and main thoroughways. The restoration work done by these small local groups is funded by proceeds from commercial *riad* hotels. The local municipalities encourage outside involvement and investment in the restoration of the medina of Fez through tax and construction subsidies during the establishment of new business.



FIG. 4.4 ARCHeritage WEBSITE

Micro Financing

In order to help finance the renovation projects on each individual property as well as involve the property owners/occupants in the process, giving them a larger sense of responsibility, ARCHeritage will help the property owners and tenants who are applicable, go through the process of applying for a micro financing loan offered by the Zakoura Foundation which offers individual loans between 2,000 and 20,000 DH to finance the installation necessary amenities and small scale construction projects. Projects with minimal funding needs within a particular category of utility maintenance are not the focus of ARCHeritage but the organization will help those interested in acquiring a loan independently.

Larger loans acquired independently by the property owner for the construction and revitalization of properties in the medina can get additional funding by ARCHeritage. The non-profit organization will offer to manage the project and cover the cost of each months' loan repayment in exchange for the property owner to participate in the OpenDoor program during and shortly after construction completion.

The OpenDoor program expects participants to hold the responsibility of allowing their property, which has been renovated by ARCHeritage, to be accessible to international participants in the ARCHeritage organization for educational purposes and site visits. This will last for an agreed upon amount of time after the conclusion of construction and will work closely with local coordinators to organize specified times, on a regular basis, where the tenants must be willing to open up their home to visitors. In return for this service, ARCHeritage will cover the cost of each month's construction loan repayment. If a participant fails to adhere to the agreement and does not make their property available at the agreed upon times, then participants will hold full responsibility for paying the remaining balance of the loan.

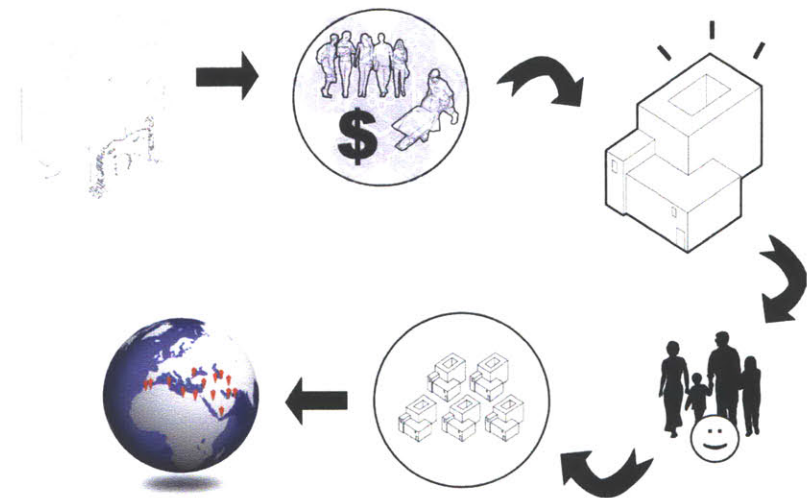


FIG. 4.5 MANY PARTICIPANTS leading to a large database of projects

Partial Lien Agreement

In order to ensure the continued involvement of the property owners with the maintenance of their property, after the on-site implementation of the ARCHeritage construction intervention, property owners will enter into a partial lien agreement with the non-profit organization where ARCHeritage acts as a holding company for a small portion of the property's value in return for the renovation investment the non-profit makes.

Based on the agreed upon amount of assets secured by ARCHeritage, the primary property owner will "buy back" the property by investing in their own property's maintenance and new construction over a set amount of time (10yrs max) following the completion of the primary construction financially covered by ARCHeritage. The intention of this is to ensure the property owner's invested interest in maintaining the buildings health and ensure that the property continues to evolve with the needs of its occupants over an extended amount of time

The types of investments the property owners will be reimbursed for in the buy-back agreement would involve typical maintenance of the property, any utility upkeep, as well as any architectural renovations to the property that the occupant proves is necessary for the required lifestyle in the old medina of Fez. (FIG. 4.5).

Local Involvement

Not only will the property owners and occupants benefit and hold responsibility for the future of their properties, but other local involvement is crucial to the success and continuation of ARCHeritage projects.

Local construction groups, laborers, craftsmen, and material suppliers will be involved in the process. In return, their business and/or services will be ac-

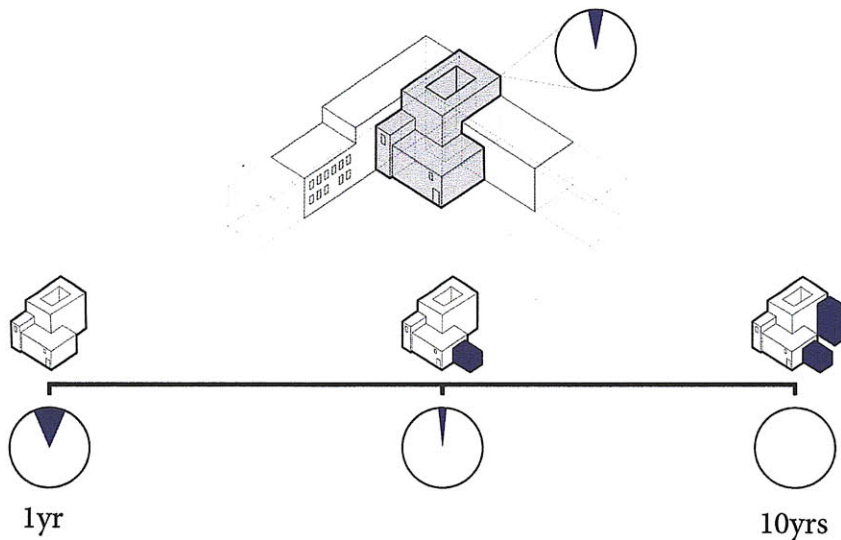


FIG. 4.6 PARTIAL LIEN AGREEMENT encouraging property owners to maintain and continue to renovate, build, and develop property over a set amount of time.

knowledge on an internationally accessible contracting site associate with ARCHeritage which will help serve as a database and resource for foreign investors interested in construction and hiring appropriate local specialists. The advertisement potential and recognition serves as an incentive for the production of the very best work.

Criteria for Project Selection

A criterion has been established for the selection of projects which are important to the objectives ARCHeritage. The methods for establishing the criteria is site specific but will follow the same investigative approach as was applied to Fes el Bali. Articulating particular needs of marginalized projects is important to ensure that the projects conducted by ARCHeritage are addressing a problem in the most effective way. The process of intervention must help both the private property owner as well as the community invested in the longevity of the city or area. The basis of the criteria is to ensure that ARCHeritage has the resources and ability to promise the best work to enhance participants living environment.

Physical Status of Property

As identified in the previous chapter, the needs of the marginalize group of properties in the old medina of Fez fall mostly under the category of water related damage. The most important factor in addressing this problem is to identify the degree of damage and to either replace damaged elements or, in less severe situations, install necessary elements to prevent the continuation of water damage in the future.

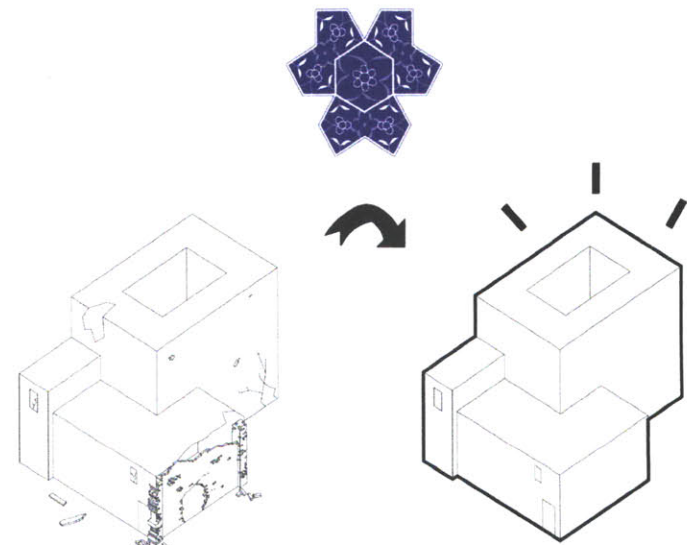


FIG. 4.7 INTENTIONS OF ARCHeritage

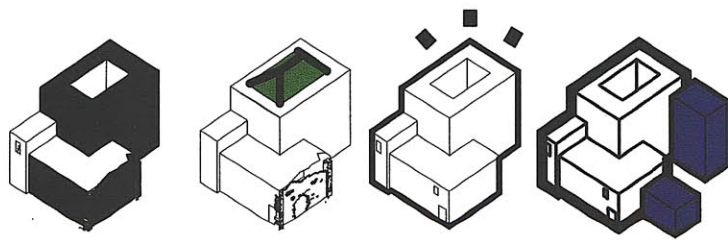


FIG. 4.8 REPAIR, REFURBISH, RESTORE, EXTEND

The physical analysis of the property will be overlooked by a local engineer to insure thoroughness but the damages and opportunities for repair that AR-CHeritage is looking for consists of the following issues:

Identifying the degree of intervention based these categories:

-renovation/maintenance: adding nothing new to the building with a focus on cosmetic repairs

-refurbishment: updating the building without any major load bearing alterations to the structure or interior layout

-repair: replacement or repair of existing and defective building components such as utilities

-restoration: finishing or rebuilding an incomplete structure with respect to original materials

-extensions/additions: work carried out after erecting the structural carcass and roof (such converting a roof into other rooms)

-conversion: interventions in the loadbearing members and or interior layout¹

ARCHeritage will place an emphasis on projects which fall under the category of; (1) repair, (2) refurbishment, (3) restoration, (4) extensions/additions (for functional necessities).

Analysis of needs within these four categories will consist of:

(1) REPAIR

Structure

- damp proofing
- floor deflection
- exposed reinforcement
- efflorescent residue

Architecture

- non-load bearing units or parti-walls
- window and door reframing
- settlement cracks
- stairwell adjustments

Utilities

- updating of services

Additional Needs

- roofing and tiling

(2) REFURBISHMENT

Structure

- reinforcement for existing structure

Architecture

- Plaster reconditioning
- Reprogramming of spaces
- Circulation efficiency

Utilities

- Technological enhancements
- embedding electrical circuits
- Adaption of original utilities (fountains)
- Green design

Additional Needs

- Drainage enhancement

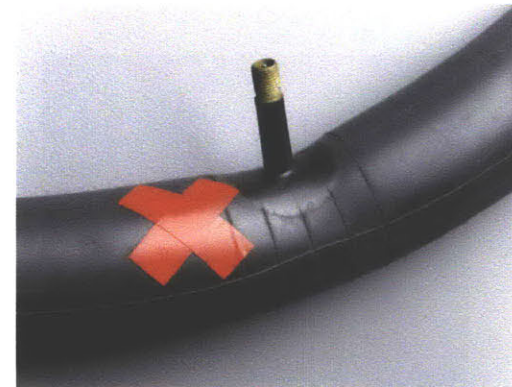


FIG. 4.9 REPAIR



FIG. 4.10 REFURBISH

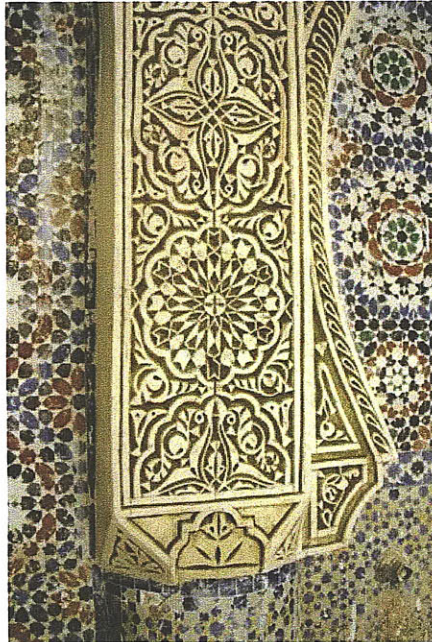


FIG. 4.11 RESTORE

(3) RESTORATION

Structure

- Replacement of eroding wood sections
- corroded cast columns and joists
- efflorescence prevention

Architecture

- window and wall rehanging and replacement
- decorative tile work
- decorative wood jibbs
- traditional tadelack application

Utilities

- functional fountain installation

Additional Needs

- water proofing finishing materials

(4) EXTENSIONS/ADDITIONS

Structure

- Reinforcement for additional load carrying capacity
- Construction of interior load barring walls

Architecture

- Fitting out inhabitable floors
- Reprogramming for multiple private units
- Courtyard roofing

Utilities

- HVAC installation
- Electrical generator installation

Additional Needs

- Merging neighboring properties

Budget

In order to select projects which fall within the confines of the ARCHeritage resources and project interest, estimates about fundraising potential and expectations must be made. With intervention projects, there are many surprises on site and throughout the construction process so many allowances in time schedule and cost estimates must be planned for in advance.

Based on initial estimates the following budgets for the different types of

interventions should be followed when assessing the potential acceptance of a project:

- (1) REPAIR
Over 350 sqm: does not exceed 20% of property value
Under 350sqm: Under 6,000€
- (2) REFURBISHMENT
Over 350sqm: does not exceed 100% of property value
Under 350 sqm:
2,000 € < project costs > 11,000 €
- (3) RESTORATION
Over 350sqm: not a viable project
Under 350 sqm: projects under 11,000€
- (4) EXTENTION/ADDITONS
Up to 200% of property value for properties with five or more rooms or more than 350 sqm.

Proposed Implementation of Restoration Project

Following the process of selecting a project due to its high potential to benefit from the non-profit program and the interest of an academic institution participating in some or all the phases of the project, the process of implementation is as follows:

Project Analysis

- (1) Collection of all materials concerning the property, such as; copies of property title or land use rights, photographs of property, any available material concerning the history of the building, and any collected information about the occupants stated concerns about the building.
- (2) On site measurements and as-built drawings will be made, focusing on the form of the building which was intended during the buildings initial construction
- (3) Take photographs of entire property, to reference for creating official



FIG. 4.12 EXTEND/ADD

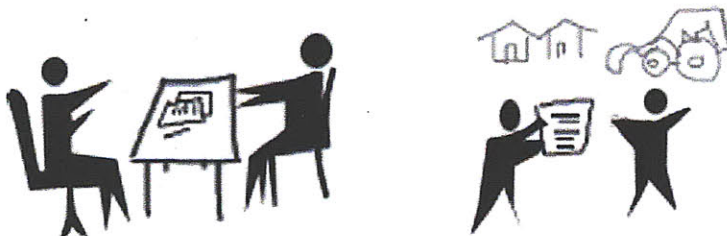


FIG. 4.13 EVALUATING AND PLANNING PROCESS

drawings later. Photograph the current uses of the property, especially in cases where the intended use is no longer applicable to current living behavior. Photograph different materials used throughout the buildings.

- (4) Document materials and their conditions with a focus on moisture damage. Take necessary samples of materials which might need to be tested for more severe moisture damage concerns.

Evaluation

- (1) Identify current use of property and what parts of the current use will affect the restoration strategy and level of intervention.
- (2) Assess the patterns of damage which have occurred, what are the principle problems and what is necessary to prevent the continuation or future inflictions of these problems
- (3) Following the project criterion and general budget for ARCHeritage projects as articulated in the previous section, decide if this project is possible according to the interests of the non-profit organization
- (4) If the project is deemed within the realm of ARCHeritage's interests, establish a list of the principal problems, make a list of their general cost estimates and proposed completion times

Planning Process

- (1) Go over proposed plans in findings with occupants and see if their needs and desires for their living environment are being met by addressing the principle problems previously identified. If so, agreements and contracts will be signed to ensure the tenants/property owners willingness for full participation
- (2) Meet with specialist such as artisans, electricians, material supplies, and structural engineers to develop a more accurate budget.
- (3) Official drawings will be made to articulate planned project construction.

Financial Arrangements

- (1) The non-profit organization and the property owner settle on a partial lien agreement as articulated in the previous section.
- (2) If project proposal is only a minimal intervention, property owners are instructed to apply for the micro loan through the Zakoura Micro-Credit Foundation.
- (3) If the project owner or approved tenant obtains their own loan over 120,000dhs, they can participate in the OpenDoor program using ARCHeritage for project management.
- (4) Authorization for construction and building permits will be an acquired.

*If a property owner decides at this point that they are no longer interested in participating in the program, they have the opportunity to pull out. ARCHeritage will have gained the experience and opportunity to document the building which will be kept and used for future projects and educational purposes.

Tender Contract

- (1) Local workers and construction companies will be awarded a contract for the work determined and they should anticipate working in combination with students and participants who are members of ARCHeritage as part of the field experience program.
- (2) Labor and Service cost appraisals will be received and the overall budget will be adjusted.
- (3) Site managers will be selected and hired by ARCHeritage as the primary supervisors of the construction project as well as the subsequent life of the ARCHeritage project depending on the loan agreement.

Relocation

- (1) If a project requires a larger intervention, occupants will be relocated to a property which is rented by ARCHeritage. They will be able to move back to their property immediately after construction is finished.

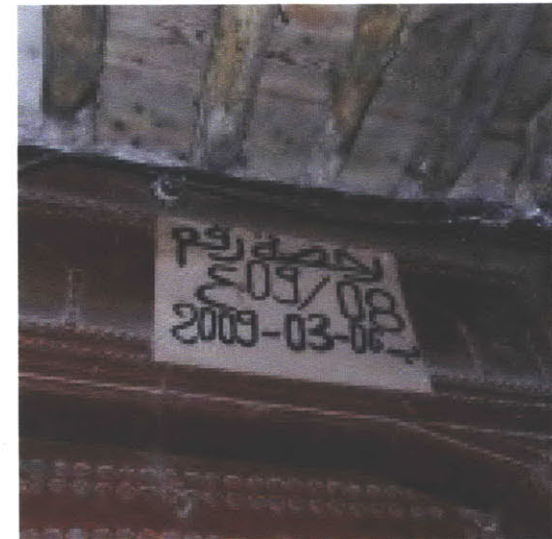


FIG. 4.14 BUILDING CONSTRUCTION PERMISSION

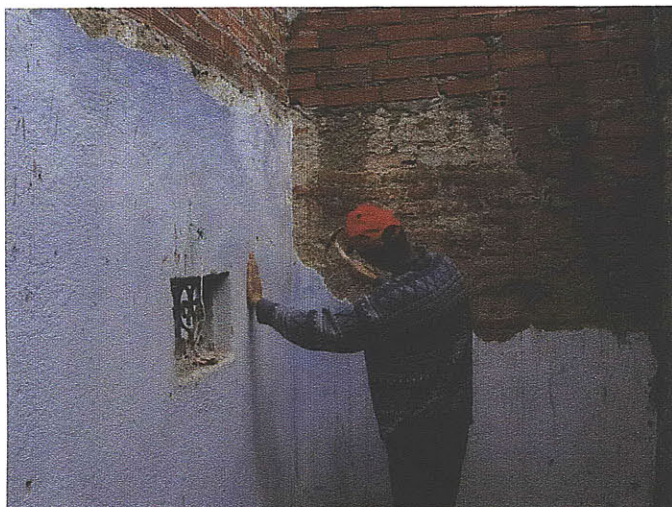


FIG. 4.15 REMOVING PLASTER to apply a new coat during renovation

Construction

- (1) Work begins and the regular maintenance of the project is the responsibility of the site manager.
- (2) ARCHeritage covers all fees associated with the construction.

Micro Loan

- (1) Once construction is complete, repayment of the loans obtained by the property owner or tenant exceeding 120,000dhs will commence, this will mean the occupants of the property will now be expected to make their home available at a particular time each month.

Project Visits

- (1) A property manager will be assigned to visit the project property at an agreed upon time every month. This is the time in which the occupants will have agreed to open their home up to members of ARCHeritage for educational purposes.
- (2) Members of ARCHeritage will be aware of times that all properties are available, this way, they can make plans accordingly if they are interested in visiting the completed site as many times as they would like over the course of the contract period.

Continued Maintenance and Project Closing

- (1) Property owners, on a yearly basis, for the length of the agreed amount of time, will be required to submit restoration, expansion, and repair receipts for all work that they have invested in on their property since the completion of construction sponsored by ARCHeritage. The property owners are responsible for all arrangements, management and liability associated with subsequent work on their property.
- (2) The property manager will visit the site and ensure that the work stated in the receipts has been completed.
- (3) The costs of repair investments will be deducted from the lien amount until the entire property ownership can be returned to the original property owner
- (4) ARCHeritage responsibilities and contractual involvement with the property will cease.

CONCLUSION

V. CONCLUSION

Assessment

Through this study, the extraordinary dynamic that can be set in motion with support from a non-profit organization can provide the tipping point for preserving the collective memory and evolving significance of Fez, Morocco. The small but confident push of funding and incentives for local homeowners to revive their properties in Fes el Bali can create a changed perspective on “architectural preservation” where what is being preserved is redefined.

Small scale, grass roots interventions are what the city needs and what the city begs. It has been made apparent that with the current organization of the local municipalities and governing systems, that the preservation and needs of the old medina cannot be fully met, nor does the literature show this to be an enduring source of preserving collective memory that can be so much more important to each individual holding an ownership interest in their small but important part of the city. This is not to say that government intervention is not needed, indeed necessary, but the public sector would benefit with private sector interventions like that of ARCHeritage to address the needs of the wider scope of the public and to engage the individual and their own sense of contribution to the overall cultural fabric of the medina to feel the personal impact the interventions have on each of them and their neighborhood’s collective heritage.

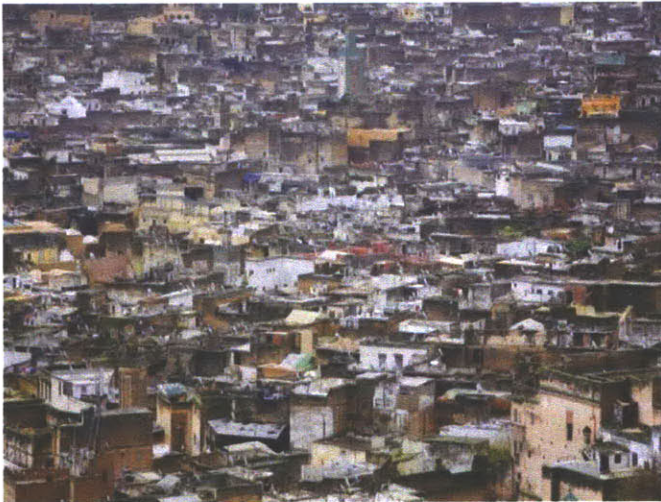


FIG. 5.1 INTERVENTION NEED IN FEZ

Critique on Architectural Restoration

Addressing the needs of a marginalized group of properties, lying in between the immediate demands of hazardous structures on the edge of complete destruction and ancient palaces suitable for conversion to *riad* hotels, leads to a redefined perspective on architectural restoration.



FIG. 5.2 PRIVATE PROPERTY MARGINALIZED

The group of only partially dilapidated properties which make up the identified marginalized group will affect the ability to attract attention and support for addressing the needs of individual households. The priorities of this intervention lie in the community involvement, and personalized realization of architectural preservation ranging from utility refurbishment to legal navigation of property ownership, which are some of the most crucial issues to the problems of architectural preservation in Fez. This diverges greatly from what most would acknowledge as being remotely important to the continuation of architectural integrity through preservation. The debate about architectural conservation methodology is always focused on the aesthetic result and in the most abstract analysis, the functional result of a refurbished environment with a historical past. Although the fascinating and intellectually stimulating discussions of Riegl, Viollet-le-duc and Ruskin on restoration of architecture inspires a fantastical meaning to preserving architecture, in reality, and in correlation with my personal philosophy of architectural preservation, the root of architectural integrity does not lie in its aesthetic attributes. No matter how thought out the design process, focusing on attributes as superficial as the form and façade of a building is not going to affect the sustainable life of a structure. However, through this study, it has been found that the heart and life of the built environment lies in communal investment, value and appreciation where architecture and the people are technologically and administratively evolving in a ballet of motion, memory and tenacious dedication to saving those increasingly tenuous holds on the past that can take them into the future.

The technology of the architecture addresses the changing functional and comfort needs of its occupants and the administrative support of architecture. Through a universally legible acknowledgment of propriety, a sense of entitlement and responsibility is instilled in the people who inhabit the city for protection of their surrounding environment. Architecture preservation is more about the preservation of a communal spirit and a meaningful architectural culture grows from that established sense of identity and personal responsibility.

This anti-aesthetic perspective of architecture will restrict, and if accepted by practitioners, could greatly alter the aesthetic of a city. Indeed, the danger of the French colonizers threatened a loss of architectural culture forever in the city of Fez, yet aesthetics is and always has been transient whereas the respect and appreciation for a space is what keeps it alive.

In Fez, with an unprecedented focus of attention on the promotion of the historic artisan culture and the city's economic dependency on the demand for this specialized labor that it feeds, the appreciation of the craft and its importance in Fez will not be forgotten or abandoned. The priorities in architectural preservation by the proposed grass-roots level non-profit intervention does not interfere with the other preservation efforts such as the development of *riad* hotels but supports and prioritizes that recreation of a historic past and the appreciation of the artisan culture, a dynamic valued and needed by the large investments of the *riad* hotels. Many varied types of preservation methods can blend seamlessly to continue the multifaceted nature that is inherent with any city. This approach will not cause dramatic changes, but rather subtle and community accompanied change. Led by the demands and needs of the people of the city, the aesthetic direction of architecture is their choice and taking such ownership through the collective richness of each individual contribution permits the collective memory of the people to establish a firm footing giving them the confidence and pride of moving forward into the future, to a higher culture.



FIG. 5.3 MAINTAINED CULTURAL IDENTITY IN CRAFTSMANSHIP

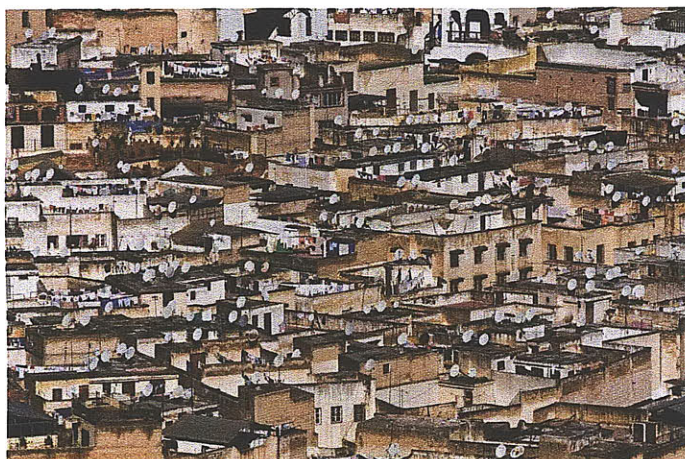


FIG. 5.4 CHANGING NEEDS WITHIN A STATIC INFRASTRUCTURE

Prospective Future for a Non-Profit Intervention

Fez has been a prominent city in Morocco, known for its representation of a true and distinguished culture which can be associated not only with Morocco but as one of the many achievements in the Islamic world. The dynamic changes in population, and interest of administration on all levels in Fez has changed significantly over the past century but a culture as prestigious and deeply rooted as that of the Fassisians will undoubtedly prevail and continue to preserve its identity despite the transience of the physical world and the development of a more complex, sophisticated and interconnected world. But the strength of a culture to withstand the constant pressure of so many changes and to persevere in keeping its own identity while evolving is in the hands of its people, inspired from the individual, household, community and city driven desires for heritage and identity. With a strong organizational support for the promotion of a culture from within the community, the prosperity of a society will continue to flourish and develop its cultural heritage

In the case of Fez, there have been many influences on the direction of the physical culture, its city and most immediately apparent, its architecture. These influences, regardless of their results, should not be considered as regrettable pasts. The architectural culture of Fez has withstood the many directions and these tests and changes only prove the power of the culture of the region.

We cannot blame the past for the present, but have no choice but to embrace it. Seeing the present as an opportunity for a positive future, despite the current hurdle of urban degradation in the old medina of Fez, the collective efforts of so many at the individual grassroots level, will ensure the strongest foundation for a collective heritage from which to move forward. When there is such a strong culture, there is no need to push it to the spot light, because it is already there. We need only to dust it off, renew its energy and through a successful urban renewal program which preserves the architectural integrity of the old city of

Fez. Such a rich dynamic could be inspired by ARCHeritage, setting in motion a major preservation movement not yet seen in the medina.

Fez is not alone in the situation. Across the world, there are many cities which are dealing with the preservation of the identity of their people as represented in the built environment while also keeping up with global changes. This examination of the efficacy of a non-profit grass roots organization with an objective of involvement and aid to those who care can be applied to similarly situated historically and culturally significant cities where the people care. The process of analyzing the needs of a society through the use of online resources and allowing the social economy, preferences and needs direct the intervention can most certainly be applied to other similarly situated cities. This is a significant first step which will open the door to subsequently visiting the subject area with a developed knowledge of the needs and wants of the people occupying the declining but promising cultural region.

The intent of this kind of a non-governmental and non-profit institution is to work around barriers with “less strings” attached where the existing complexities of regulatory systems have already slowed decision making almost to a painful halt. The logical next step involves the study of building codes and administrative regulations pertinent to intervening in a productive way as a non-profit organization. Many issues that arise in architectural preservation are notably rooted in the administrative barriers and intimidating processes an individual must go through to make changes and to embetter their community. The uniqueness of ARCHeritage lies in its ability to simplify the process for people who care but do not have the time or resources or hours left in the day from a labor intensive lifestyle as an individual property owner to navigate through a complex bureaucratic system. The way to keep people interested and invested while still productive in their individual household economies while avoiding embitterment and hopelessness with their current situation is by making it perceptibly easier to improve the current surroundings instead of abandoning it for a “new” which



FIG. 5.5 PROCESS OF ANALYZING NEEDS

will also eventually result in an abandoned, unappreciated and lost past, having immeasurable cultural and personal consequences from the loss.

The degradation and need for maintenance of architecture is not a sign of a failing society or flaws in a current perspective of architectural importance –it is proof that an architectural heritage is so important and significant to a community that one even notices the changes.

An approach to a meaningful architectural preservation should be seen in the same way as one might view Islamic design. It is the process of applying a transcendental medium in the application of an architectural intervention that makes the difference in its success. The resulting form is made obsolete by the soul and life which the new medium will effervesce.

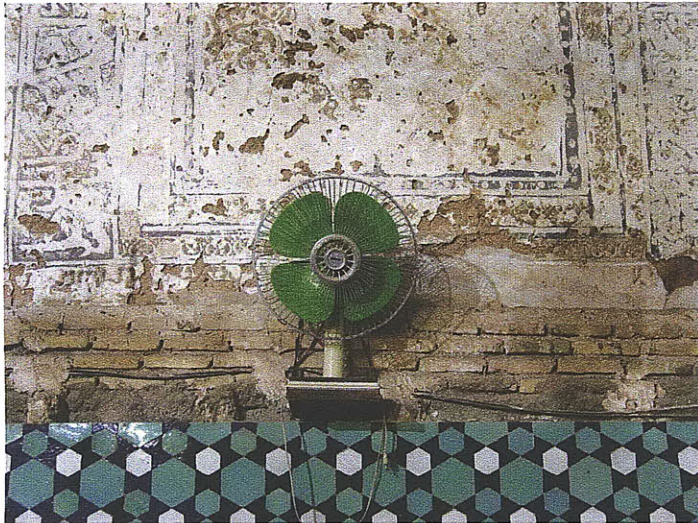


FIG. 5.6 CHANGING NEEDS

LIST OF FIGURES

LIST OF FIGURES

INTRODUCTION

FIG. 0.1 “ISLAMIC DESIGN”

FIG. 0.2 RUINOUS FEZ

Photo, www.flickr.com/photos/calum159/3402107440/

FIG. 0.3 AERIAL VIEW

FIG. 0.4 RIAD HOTEL WEBSITE
RESOURCE

Screen shot, www.expedia.com

FIG. 0.5 REAL ESTATE WEBSITE

Screen shot, www.fezimmo.com/fr

FIG. 0.6 RENOVATION BLOG RESOURCE

Screen shot, www.riadzitouna.fesrenovation.unblog.fr/

FIG. 0.7 FES EL BALI

Authors own illustration

I. CONSERVATION THEORY AND PRACTICE IN FEZ

FIG. 1.1 ILLUSTRATED TIMELINE

Authors own illustration

FIG. 1.2 GEOGRAPHICAL SIGNIFICANCE

Authors own illustration

FIG. 1.3 HISTORICAL TIMELINE OF FEZ

Authors own illustration

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FIG. 1.5 EDMUNDO D’AMICIS

FIG. 1.6 PIERRE LOTI

FIG. 1.7 EDITH WHARTON

FIG. 1.8 REMAINS OF A “DEAD” CITY

FIG. 1.9 GENERAL LYAUTEY

FIG. 1.10 PHYSICAL CONDITION

FIG. 1.11 HAZAQAA DIAGRAM

Authors own illustration

FIG. 1.12 VILLE NOUVELLE

Authors own illustration

FIG. 1.13 COOPERATIVE RELATIONSHIP

FIG. 1.14 UNCHANGING FES EL BALI

FIG. 1.15 MODERN DEVELOPMENT

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www.old-print.com/cgi-bin/category.cgi

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FIG. 1.18 ADER-FES

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FIG. 1.24 RIAD BOUTIQUE HOTELS

Authors own illustration

FIG. 1.25 CONDITION OF TYPICAL RIAD

FIG. 1.26 IDEALIZED RIAD REPLICATION

FIG. 1.27 FRENCH PROTECTORATE

FIG. 1.28 MOROCCAN GOVERNMENT

Authors own illustration

FIG. 1.29 ADER-FES

Authors own illustration

FIG. 1.30 PRIVATE PROPERTY

MARGINALIZATION

Authors own illustration

II. NEIGHBORHOODS OF FEZ WITH UNADDRESSED NEEDS

FIG. 2.1 TRADITIONAL CITY
STRUCTURE OF FEZ

FIG. 2.2 NEIGHBORHOOD MAPS

FIG. 2.3 GROWTH OF THE FEZ MEDINA

FIG. 2.4 DISPERSAL OF RIAD HOTELS

Authors own illustration

FIG. 2.5 IDENTIFICATION OF NEW
NEIGHBORHOODS

Authors own illustration

FIG. 2.6 AREAS WITH DILAPIDATED
HOUSING

Authors own illustration

FIG. 2.7 DILAPIDATED PROPERTIES

*Photo, ADER-Fes. "Morocco-Fez
Rehabilitation Project." 1997.*

FIG. 2.8 AREA OF RIAD HOTEL
DEVELOPMENT

Authors own illustration

FIG. 2.9 RIAD HOTEL IN IDENTIFIED
AREA

*Photo, [www.riadlecalife.com/accueil.
php?lang=en](http://www.riadlecalife.com/accueil.php?lang=en)*

FIG. 2.10 AREAS NOT ADDRESSED

Authors own illustration

FIG. 2.11 BATHA LISTED PROPERTY

Photo, www.fezimmo.com/fr

FIG. 2.12 RCIF LISTED PROPERTY

Photo, www.fezimmo.com/fr

FIG. 2.13 ANDALOUS LISTED PROPERTY

Photo, www.fezimmo.com/fr

FIG. 2.14 FOCUS NEIGHBORHOODS
IDENTIFIED

Authors own illustration

FIG. 2.15 RCIF NEIGHBORHOOD

Authors own illustration

FIG. 2.16 POTENTIAL ANNUAL YIELD

Authors own illustration

FIG. 2.17 QARRAWIYAN

NEIGHBORHOOD

Authors own illustration

FIG. 2.18 AVERAGE PRICE OF ROOM BY
NEIGHBORHOOD

Authors own illustration

FIG. 2.19 ANDALOUS NEIGHBORHOOD

Authors own illustration

FIG. 2.20 IMAGE OF ANDALOUS AREA

*Photo, [www.flickr.com/photos/calum
159/3402107440/](http://www.flickr.com/photos/calum159/3402107440/)*

**III. ARCHITECTURAL NEEDS IN FOCUS
NEIGHBORHOODS**

FIG. 3.1 SAMPLE PROPERTY IMAGES

Photo, www.fezimmo.com/fr

FIG. 3.2 EFFLORESCENCE AND
DRAINAGE ISSUES

Photo, www.fezimmo.com/fr

FIG. 3.3 WATER DAMAGE TO FLOORS

Photo, www.fezimmo.com/fr

FIG. 3.4 REPLASTERING OF WALLS

*Photo, [www.riadzitounafesrenovatn.
unblog.fr/](http://www.riadzitounafesrenovatn.unblog.fr/)*

FIG. 3.5 CARVED SCREENS

*Photo, [www.riadzitounafesrenovatn.u
nblog.fr/](http://www.riadzitounafesrenovatn.unblog.fr/)*

FIG. 3.6 UTILITY RETROFITTING

*Photo, [www.riadzitounafesrenovatn.
unblog.fr/](http://www.riadzitounafesrenovatn.unblog.fr/)*

FIG. 3.7 RETILING SURFACES

*Photo, [www.riadzitounafesrenovatn.
unblog.fr/](http://www.riadzitounafesrenovatn.unblog.fr/)*

FIG. 3.8 WOOD DETAILING

*Photo, [www.riadzitounafesrenovatn.
unblog.fr/](http://www.riadzitounafesrenovatn.unblog.fr/)*

FIG. 3.9 FENESTRATION

*Photo, [www.riadzitounafesrenovatn.
unblog.fr/](http://www.riadzitounafesrenovatn.unblog.fr/)*

FIG. 3.10 INFORMAL COURTYARD
ROOFING

*Photo, www.fezimmo.com/fr
*Authors own illustration**

FIG. 3.11 REPROGRAMMING OF
COURTYARD

*Photo, www.fezimmo.com/fr
*Authors own illustration**

FIG. 3.12 UTILITY DISPLACEMENT

*Photo, www.fezimmo.com/fr
*Authors own illustration**

FIG. 3.13 RENOVATION LEADS TO
OCCUPANCY

Authors own illustration

FIG. 3.14 VACANT PROPERTIES AND
CITY DENSITY

Authors own illustration

FIG. 3.15 DENSITY DISPERSAL

Authors own illustration

FIG. 3.16 REDEFINING "ARCHITECTURE
PRESERVATION"

Authors own illustration

FIG. 3.17 PROJECT SELECTION MATRIX

Authors own illustration

FIG. 3.18 TYPE I PROJECT

Photo, www.fezimmo.com/fr

FIG. 3.19 TYPE II PROJECT

Photo, www.fezimmo.com/fr

IV. ORGANIZATION OF NON-PROFIT

FIG. 4.1 ARCHeritage OBJECTIVES

Authors own illustration

FIG. 4.2 ACADEMIC PARTICIPATION

Authors own illustration

FIG. 4.3 PROPERTY SELECTION
PROCESS

Authors own illustration

FIG. 4.4 ARCHeritage WEBSITE

Authors own illustration

FIG. 4.5 MANY PARTICIPANTS

Authors own illustration

FIG. 4.6 PARTIAL LIEN AGREEMENT

Authors own illustration

FIG. 4.7 INTENTIONS OF ARCHeritage

Authors own illustration

FIG. 4.8 REPAIR, REFURBISH, RESTORE,
EXTEND

Authors own illustration

FIG. 4.9 REPAIR

Photo, www.riadzitounafesrenovatn.unblog.fr/

FIG. 4.10 REFURBISH

Photo, www.riadzitounafesrenovatn.unblog.fr/

FIG. 4.11 RESTORE

Photo, www.riadzitounafesrenovatn.unblog.fr/

FIG. 4.12 EXTEND/ADD

Photo, www.riadzitounafesrenovatn.unblog.fr/

FIG. 4.13 EVALUATING AND PLANNING
PROCESS

Authors own illustration

FIG. 4.14 BUILDING CONSTRUCTION
PERMISSION

Photo, www.riadzitounafesrenovatn.unblog.fr/

FIG. 4.15 REMOVING PLASTER

Photo, www.riadzitounafesrenovatn.unblog.fr/

V. CONCLUSION

FIG. 5.1 INTERVENTION NEED IN FEZ

Photo, www.flickr.com/photos/calum159/3402107440/

FIG. 5.2 PRIVATE PROPERTY
MARGINALIZED

Photo, ADER-Fes. "Morocco-Fez Rehabilitation Project." 1997.

FIG. 5.3 MAINTAINED CULTURAL
IDENTITY IN CRAFTSMANSHIP

Photo, www.riadzitounafesrenovatn.unblog.fr/

FIG. 5.4 CHANGING NEEDS WITHIN A
STATIC INFRASTRUCTURE

Photo, www.flickr.com/photos/calum159/3402107440/

FIG. 5.5 PROCESS OF ANALYZING
NEEDS

Screen shot, www.riadzitounafesrenovatn.unblog.fr/

www.fezimmo.com/fr

www.expedia.com

www.riadlunameryem.centerblog.net

FIG. 5.6 CHANGING NEEDS

Photo, Kasra Namvari

APPENDICES

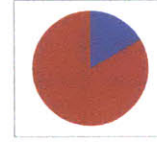
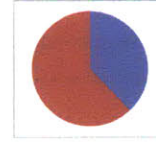
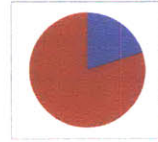
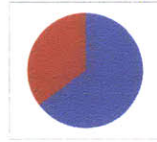
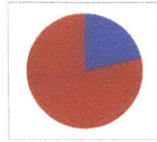
RIAD HOTEL DATA COLLECTION

HOTEL ID	HOTEL NAME	PRICE OF ROOM/NIGHT (euro)	NEIGHBORHOOD	# OF ROOMS	ADDRESS
1	Riad Ibn Battouta	70	Batha	7	9, Derb Lalla Mina Avenue Allal El Fassi, Batha, Fes 30000, Morocco
2	Riad Damia Fes	125	Ziat	9	10, Derb Sornas - Ziat, 30 000 Fez
3	Dar Fes Medina	50	Ziat	10	Derb mokri Street Benjeloun Ziat fez medina
6	Riad Les Oudayas	120	Ziat	5	Derb El Hamia, Douh-Ziat, 30110 Fez
7	Le Jardin des Biehn	220	Douh	9	13 akbat Sbaa Douh, Fes 30200, Morocco
8	Riad Alkantara	150	Douh	5	24 Oued Souaffine Douh Fes Medina, Fes, Morocco
9	Dar al Safadi	85	Ziat	6	4 cheq Bdenjalla ziat médina, Fes 30000, Morocco
10	Riad Lune et Soleil	72	Batha	6	3 Derb Skallia Douh, Batha, Fes, Morocco
11	Riad Zamane	120	Batha	5	12 Derb Skallia Douh Batha, Fes, Morocco
12	Riad Dar Cordoba	70	Batha	5	Derb Guebbus 15-Batha, Fes 30000, Morocco
13	Riad Dar Skalli	58	Batha	8	Derb Guebas, 21 Batha Medina, Fes 30000, Morocco
14	Riad Dar Dmana	190	Batha	14	20 Rue Salaj Douh Batha Fes, 30000 Fez
15	Riad au 20 Jasmins	165	Batha	7	11, Derb Zerbtana, Quartier Batha, 30200 Fez
16	Riad Fes	400	Ziat	26	5, Derb Ben Slimane, 30000 Fez
17	Riad Misbah	120	Batha	5	
18	Riad Jaouhara	160	Batha	7	11 rue de la poste Batha , 30110 Fez
19	Riad al Akhawaine	65	Bab boujloud	6	50 Derb Bni Aich Talaa Sghira Grande Por Grande porte Bab Boujloud, l
20	Dar Bouanania	40	Ain Azilitoun	2	Medina, Fez Old Town, Fes, Morocco
21	Riad Hala & Dar al Waha	70	Batha	8	156 Derb Lakram Talaa Kebira Riad Hala, 30000 Fez
22	Dar Houdou & Dar Mystere	55	Batha	3	42 Teriana Sghira Talaa Sghira, Fes 30008, Morocco
23	Dar Iman	60	Ain Azeleten	6	6 Derb Ben Azahoum Talaa Kabira Ancienne Medina, Fes 6300, Morocco
24	Riad Salama	125	Talaa	6	Derb Ahl Tadalaa No 4 - Talaa Sghira Fes Medina, Fes 30110, Morocco
25	Riad La Maison Bleue	200	Ain Azliten	18	33 Derb El Mitter Ain Azliten, Fes 30110, Morocco
26	Riad Mabrouka	155	Talaa Kbira	8	Derb el Miter No 25 Talaa Kbira, Fes 30200, Morocco
27	Dar El Menia	70	Talaa	4	7 Derb el Menia Talaa Kbira, Fes 30000, Morocco
28	Dar Drissi	70	Chrabliyene	4	24 Derb el Menia Kbira (off Talaa Kbira) Chrabliyene, Fes Medina, Fes, M
29	Riad Laaroussa	200	Talaa	8	3, Derb Bechara, 30000 Fez
30	Dar Bennis	80	Talaa	3	Talaa Sghira Fes-Medina, Fes 30000, Morocco
31	Riad 9	150		3	9 Derb el Masid, Fes 30200, Morocco
32	Dar Eloina	90	Talaa	3	
33	Dar Jameel	75	Bab boujloud	2	
34	Dar El Hana	70	Talaa	4	22 Ferrane Kouicha Talaa K'Bira, Fes 30200, Morocco
35	La Maison Maure	75	Ain Azeleten	5	51 derb du Pacha Baghdadi Ferrane Couicha (AIN AZELETEN), Fes, M
36	Maison Fez Aya	40	Ain Azeleten	6	46 derb ben adada ain-azliten, Fes, Morocco
37	Maison Fez Aya	50	Ain Zlitan	6	46 ain azliten ancienne médina , 30100 Fez
38	Dar Attajalli	100	Ain Azeleten	4	2, Derb Qettana Zqaq Roummane, Fes 30200, Morocco
39	Dar Roumana	90	Bab Guissa	5	30 Derb el Amer Zkak Roumane, Fes 30000, Morocco
40	Dar Sugar	100	Bab Guissa	2	
41	Dar 47	90		5	
42	Dar Anebar	70	Bab Guissa/Zenjfour	5	15 Derb Miter Zenjfour, 30110 Fez
43	Riad Tafilalet	80	Bab Guissa/Zenjfor	7	17 Derb Miter Zenjfor Medina, Fes, Morocco
44	Riad Dar Bensouda	110	Moulay Idris	11	N°14 Zkak El Bghel, Quettanine – 30 000 Fes Medina

HOTEL ID	HOTEL NAME	PRICE OF ROOM/NIGHT (euro)	NEIGHBORHOOD	# OF ROOMS	ADDRESS
45	Palais Amani	325	Qarowiyyan	14	12 Derb El Miter, 30000 Fez
46	Dar Seffarine	70	Seffarine	7	14 Derb Sbaa Louyate Seffarine, Fes 30020 , Morocco
48	Dar Victoria	140	Andalou	7	31 Rue Makhfia, 30200 Fez
49	Chez Khadija			2	Guerniz 2, Fes 30200, Morocco
50	Dar Al Andalous	140	Batha	12	14, Derb Bennani, Douh-Batha, Medina, 30000 Fez
51	Dar Calipau	100	Rcif	5	Rha Chrablienne, 30 000 Fez
52	Dar El Ghalia	100	Keddane	10	13/15 Ross Rhé Ras Jnan Médian De Fès, 30000 Fez
53	Dar El Ma		Zkak	2	27 Zqaq El Mae, Fes 30000, Morocco
54	Dar El Yasmine	50	Talaa Sghira	6	Talaa Sghira, Derb Ahl Tadla N°34, Medina, 30110 Fez
55	Dar Erchacha	95	Talaa	2	4 rue Siage ancienne medina, Fes 30000, Morocco
56	Dar Gnaoua	130	Rcif	4	24 Derb Lamzerderb Akbet Bensoual, Fes, Morocco
57	Dar Hafsa	40		4	34 Derb Sidi Safi Souiket Ben Safi Talaa Sghira Mesdina, Fes 30000, M
58	Dar Hlimi			4	16, Derb Tariana Kobra, Fes, Morocco
59	Dar Kenza		Batha	4	6 derb Elguebbas batha, Fes 30200, Morocco
60	Dar Lalla Mina			4	5 Bab Elkharraja Ras Jnane, Fes, Morocco
61	Dar Mehdi	50	Talaa kbira	4	40, derb ben salem, talaa kbira, 35000 Fez
63	Dar Mia	140	Rcif	4	Derb Cior Rhabt Zbib, Fes 30110, Morocco
64	Dar Moula	55	Qarowiyyan	2	4 derb Larrayesse Karaouiyyine, Fes 30020, Morocco
65	Dar Othmane			4	76 Farrane Couicha, Fes 30110, Morocco
66	Dar Sienna	50	Qarawiyyan	3	6 Derb Eloued, Fes 30000, Morocco
67	Dar Tahrya	65	Talaa	5	9,Tariana,Talaa Kebira Fes Maroc, 30000 Fez
68	Dar Tamo	45	Gzira	5	89 Derb Mzerdeb, Fes 30000, Morocco
69	Dar Touria		bab Khoukha	5	14 Bab khoukha, Fes 30120, Morocco
70	Dar Warda		Bab Boujeloud	4	31 Derb Sidi Alaa Talaa Nr Bab Boujeloud, Fes, Morocco
71	Familial Zohor Guest House		Talaa	8	19, Rue Tariana, Talaa Sghira Fes Médina, Fes 30000, Morocco
72	Hotel Batha	50	Batha	62	Place De l'Istiqlal, Fes, Morocco
73	La Maison Bleue Batha	220	Batha	18	2, Place Batha, Medina, 30000 Fez
74	Le Cedre d'Argent	60	Zekkak Er Roumane	5	Derb Matrouh 4 Foundouk Lihoudi, 30110 Fez
75	Masriya Mia	75	Rhabt Zbib	2	5 Derb Cior Rhabt Zbib, Fes 300020, Morocco
76	Palais Al Firdaous		Quarawine	18	10, rue Zenjfour Bab Guissa, Fes, Morocco
77	Palais De Fes Dar Tazi	85	Qarowiyyan	8	15, Makhfia Er'cif, à côté du cinéma Amal, 30200 Fez
78	Palais D'hotels Riad De Prestige	90	Ziat	14	9 Derb Sornas Ziat Fes, 30200 Fez
79	Palais Sheherazade	250	Douh	13	23 Arsat Bennis Douh, Fes 30000, Morocco
80	Riad Adarissa	100	Talaa Kebira	5	Talaa Kebira Derb Sidi Yaala n° 4, Fes 30200, Morocco
81	Riad Ahlam	120	Ain Azliten	10	24 Derb El Miter Ain Azliten, Fes, Morocco
82	Riad al Atik	90	Chrabliyyine	4	9 menia loustah chrabliyyine medina, Fes 30000, Morocco
83	Riad Al Bartal	100	Ziat	8	21 rue Sornas quartier Ziat, Fes 30000, Morocco
84	Riad Al Pacha	45	Ain Ziltan Talaa Kbira	11	7, Derb El Miter, Talaa El Kbira Fès Médina-Maroc, 30000 Fez
85	Riad Andalib	100	Rcif	7	54 Mohamed Ben Alaoui, R'cif, Fes, Morocco
86	Riad Arabesque	175	Bab Guissa/Zejfour	16	20 Derb Miter Zenjfour Bab Guissa Medina, 30000 Fez
87	Riad Attarine	100	BabJdid	5	104 Bouajjara Bab Jdid, Fes 30000, Morocco
88	Riad Bab Ziat		Ziat	17	24, Derb Laasri Ziat, Fes 30000, Morocco

HOTEL ID	HOTEL NAME	PRICE OF ROOM/NIGHT (euro)	NEIGHBORHOOD	# OF ROOMS	ADDRESS
89	Riad Borj Dhab	100	Mokhifa	6	10, Derb Borj Dhab, 30000 Fez
90	Riad Boujloud	65	Talaa Sghira	3	81 Derb Ahl Tadia Talaa Sghira, 30110 Fez
91	Riad Boustan	125	Rcif	7	34 Bourajouea, Bab Jdid R'cif, Old Medina, 30200 Fez
92	Riad Charqi		Douh	7	18, derb Lahrichi Hamia Douh, Fes 30200 , Morocco
93	Riad Dar Chrifa	75	Ziat	7	20-Arsat El Hammoumi-Ziat, 30000 Fez
94	Riad Dar Farah	50	Talaa Kebira	4	5 derb tariana talaa kebira fes, 30110 Fez
95	Riad Dar Guennoun	95	Rcif	6	70, Diour Jdoud Klakleyinne (Rcif) Médina, 30200 Fez
96	Riad Dar Masmoudi		Bab Guissa/Zenjfour	9	3 Derb El Miter Zenjfour, Fes 30000, Morocco
97	Riad Dar Melody		Saffah	3	18 rue laalouj lakbira, Fes 99999, Morocco
98	Riad El Amine Fes	115	Rcif	8	94/96 Bouajjara, Bab Jdid R'cif, 30000 Fez
99	Riad Fes Baraka	100	Batha	6	16 Derb Bennis Douh - Batha, Fes 30100, Morocco
100	Riad Fes Quarawine	85	Douh	6	14/3 Rue Zerbtana Douh, Fes 30110, Morocco
101	Riad Fes Yamanda	110	Talaa	8	1/3 Dern Ben Doud Zerbtana, Fes Médina, 30200 Fez
102	Riad Ghita	60	Rcif	7	55, bouajjara, bab jdid, Fes 55000, Morocco
103	Riad Haj Palace		Zkak	19	19 Derb Lamside Z'kak almaa, Fes 30000, Morocco
104	Riad Ibn Khaldoun	110	Rcif	9	7 Derb Sefli Mokhifa R'cif, 30000 Fez
105	Riad Idrissides	70		4	Derb Ben Salem, 31 Médina, Fes 30000, Morocco
106	Riad Jamaï	125	Qarowiyyan	11	31 Oued Lahriqi, 30000 Fez
107	Riad Jardin Chrifa	75	Douh	10	16 Derb Bennis, Douh Fes Medina, Fes 30000, Morocco
108	Riad Jean Claude	70	Ain Azliten	3	10 bis Derb El Miter, Fes 30000, Morocco
109	Riad Kenza	65		4	12 derb Sefli Ras Jnas Medina, Fes 30000, Morocco
110	Riad Khouloud	65	Bab Khoukha	7	Bab El Khoukha Hay Akesbi N°8, 30000 Fez
111	Riad La Bague De Kenza	45	Rcif	5	19 Derb El Mkaoues Haffarine Hay Fondouk Lyhouldi Fes Medina , 30000 Fez
112	Riad La Cle De Fes	110	Douh	5	21 Derb El Guebbas Douh Médina Fès, Fez
113	Riad La Perle De La Medina	100	Batha	10	16, Derb Bennis Douh - Batha, 30200 Fez
114	Riad Laayoun	75	Rcif	4	47 derb Thakharbicht, Fes 30000, Morocco
115	Riad Lalla Fatima	60	Ziat	8	19/17 arset el hammoumi ziat, 30200 Fez
116	Riad Lalla Zoubida	80	Batha	6	23, Rue Salaj Batha Fès Médina, 30000 Fez
117	Riad Layali	90	Batha	6	16 Bis Derb Bennis Douh Batha, 30200 Fez
118	Riad Layalina	190	Ain Azliten	7	10 Derb el Miter Ain Azliten, Fes 30000, Morocco
119	Riad Layla	100	Douh	5	Rue 18, Medina Arsat Mabrouka, Douh, Fes 10000, Morocco
120	Riad Le Calife	150	Rcif	7	19 Bis Derb El Ouarbiya, 35000 Fez
121	Riad Le Patio De Fes	60	Rcif	8	32 Derb Ben Chlouch - Medina, Fes 30000, Morocco
122	Riad Les Remparts De Fes	90	Talaa Kebira	6	N° 7 Bis Derb El Miter Talaa Kebira , 30000 Fez
123	Riad Louna	100	Bab Boujloud	5	21,Derb Serraj ,Talaa Sghira, Bab Boujloud, 30110 Fez
124	Riad Medina Fes			5	8 derb Knif Lhbiel Sidi Boujida, Fes, Morocco
125	Riad Myra	200	Batha	14	13, rue Salaj Batha, Fes 30000, Morocco
126	Riad Naila	70	Ain Azeltone	24	7 Derb El Miter Talaa Kebira, Fes 30110, Morocco
127	Riad Norma	165	Ziat	7	16 Derb Sornas Bab Ziat, 30000 Fez
128	Riad Noujourm Medina			15	4, Bis Derb Horra, Fes, Morocco
129	Riad Razane			8	Knif Ihbiel 8 Knif Ihbiel sidi boujida, Fes 30000, Morocco
130	Riad Rmila	130	Kedane	4	31 Sidi Boumadyane Kedane, Fes, Morocco
131	Riad Saada	140	Moulay Idriss	6	4 rue Siage ancienne medina, Fes 30000, Morocco
132	Riad Said	130	Douh	8	10 Derb Al Idrissi, rue Skallia, haoumat douh, 30000 Fez
133	Riad Salam Fes	200	Douh	10	18, Derb Bennis, Douh, 30110 Fés Médina, 30110 Fez

HOTEL ID	HOTEL NAME	PRICE OF ROOM/NIGHT (euro)	NEIGHBORHOOD	# OF ROOMS	ADDRESS
135	Riad Souafine	140	Ziat	6	2 Oued Souafine Ziat, 30000 Fez
136	Riad Tara	70	Qarawiyyan	5	Ras Jnane médina, Fes 30110, Morocco
137	Riad Tayba	75	Ain Zlitan	5	31/9, derb Ben Salem Boujloud, Fes, Morocco
138	Riad Terre de Fes	90	Qarawiyyan	5	5 Derb El Menjra Oued Lariqui Sidi Boujida, 3000 Fez
139	Riad Tizwa Fes	100	Batha	9	15 Derb Guebbas Douh Batha, Medina Fes, Fes, Morocco
140	Riad Verus	90	Batha	5	1 Derb Arset Bennis, Batha Fes Medina, Fes, Morocco
141	Riad Yacout	275	Batha	20	9 Derb Guebbas Batha, 30200 Fez
142	Riad Youssef	75	Talaa Sghira	8	Talaa Derb Ben Aich no42 bis Fes Medina, Fes 30000, Morocco
143	Riad Zenza	40	Qarawiyyan	4	12 Derb Sefli Ras Jnan Médina, 30000 Fez
144	Riad Zitouna	75	Zkak Labghal	5	5 Derb Rami Zkak Labghal, Fes 30000, Morocco
145	Riad Alya	100	Batha	7	8 Bis Derb El Guebbas, Medina, Fes, Moro

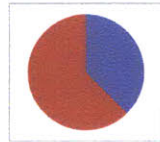
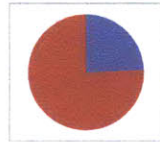
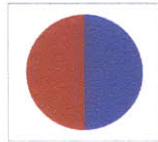
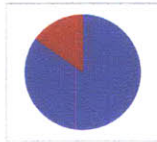
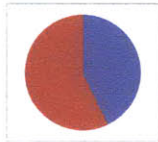


REAL ESTATE PROPERTY DATA

Ain Zliten				Andalous				Bab Guissa				Bab Jdid				Batha				Makhfiya			
property ID	# rooms	price €	sqm	property ID	# rooms	price €	sqm	property ID	# rooms	price €	sqm	property ID	# rooms	price €	sqm	property ID	# rooms	price €	sqm	property ID	# rooms	price €	sqm
618	7	230,000.00	650	D-103	4	130,000.00	202	18	5	74,000.00	140	NO PROPERTY DATA				D-100	5		400	VNF 15	8	300,000.00	500
156	2	81,819.00	150	VNF 11	8	181,818.00	200	146	3	72,728.00	80					D-104	6	220,000.00	236				
426	4	136,364.00	140	VNF 13	5	70,000.00	100									D-105	3	85,000.00	80				
				VNF 14	6	130,000.00	120									D-106	5	175,000.00	249				
				VNF 15	10	91,000.00	300									VNF 1	6	118,000.00	200				
				VNF 16	6	91,000.00	130									VNF 2	6	181,900.00	200				
				VNF 17	4	75,000.00	70									VNF 3	4	181,900.00	200				
				VNF 18	5	91,000.00	110									VNF 4	9	500,000.00	330				
				VNF 19	9	181,818.00	220									VNF 5	5	145,500.00	140				
				VNF 20	6	236,363.00	240									VNF 6	4	181,818.00	120				
																VNF 7	5	363,636.00	370				
																VNF 8	11	2,909,090.00	2000				
																VNF 9	3	190,910.00	130				
																VNF 10	4	181,820.00	140				
																VNF 11	6	182,000.00	170				
																VNF 12	4	132,000.00	160				
																VNF 13	2	120,000.00	150				
																VNF 14	3	128,000.00	110				
																VNF 15	7	545,500.00	140				

RIAD HOTEL DATA

Ain Zliten			Andalous			Bab Guissa			Bab Jdid			Batha			Makhfiya		
hotel ID #	rooms	price €/night	hotel ID #	rooms	price €/night	hotel ID #	rooms	price €/night	hotel ID #	rooms	price €/night	hotel ID #	rooms	price €/night	hotel ID #	rooms	price €/night
80	6	40	108	5	45	114	5	60	102	7	60	1	10	50	87	6	100
86	11	45	110	7	65	113	5	75	1	6	85	72	62	50	85	7	100
106	3	70	115	5	90	117	8	85	65	6	95	11	8	58	11	7	125
111	4	70	116	5	100	118	5	90	120	8	100	120	8	60	10	7	140
120	24	70	118	11	125	119	5	90	11	8	115	11	5	70	120	7	150
121	5	75	119	5		120	2	100	10	4		1	7	70			
122	5	100				121	4	100				106	7	70			
123	10	120				122	19					107	6	72			
124	8	155										108	7	75			
125	7	190										109	10	75			
126	18	200										110	5	90			
												111	6	90			
												112	5	100			
												113	6	100			
												114	6	100			
												115	6	100			
												116	6	100			
												117	6	100			
												118	7	100			
												119	8	100			
												120	9	100			
												121	10	100			
												122	5	110			
												123	5	120			
												124	5	120			
												125	9	125			
												126	8	130			
												127	6	140			
												128	12	140			
												129	10	200			
												130	14	200			
												131	18	220			
												132	20	275			
												133	7				
												134	17				



HOTEL VS. REAL ESTATE proportional quantity of data collected based on neighborhood

Nerjarine				La Ayoun				Qarawiyyine				Rcif				Rmila				Talaa				Zenjfor				
property ID	# rooms	price €	sqm	property ID	# rooms	price €	sqm	property ID	# rooms	price €	sqm	property ID	# rooms	price €	sqm	property ID	# rooms	price €	sqm	property ID	price €	sqm	# rooms	property ID	# rooms	price €	sqm	
NO PROPERTY DATA				NO PROPERTY DATA				0000	6	150,000.00	314	0001	8	150,000.00	540	0002	6	150,000.00	407	0003	240000	240.00	4	0004	10	363,700.00	22	
								0005	2	63,636.00	100	0006	4	150,000.00	200	0007	10	386000	200.00	5	0008	550000	470.00	10	0009	5	170,000.00	30
								0010	5	141,000.00	340	0011	7	145,000.00	350	0012	5	130,000.00	150	0013	150000	120.00	6	0014	3	218,500.00	20	
								0015	6	200,000.00	340	0016	5	130,000.00	150	0017	6	220,000.00	200	0018	150000	120.00	6	0019	3	363637	450.00	7
								0020	4	66,000.00	70	0021	6	220,000.00	200	0022	4	50,000.00	90	0023	214289		7	0024	3	170,000.00	4	
								0025	3	111,000.00	108	0026	3	250,000.00	350	0027	3	250,000.00	350	0028	363637	450.00	7	0029	4	170,000.00	4	
												0030	10	409,090.00	850	0031	10	409,090.00	850	0032	118181	170.00	4	0033	4	170,000.00	4	
												0034	2	54,546.00	90	0035	2	54,546.00	90	0036	100000	120.00	3	0037	3	120,000.00	3	
												0038	4	245,454.00	155	0039	4	245,454.00	155	0040	137000	100.00	4	0041	4	100,000.00	4	
												0042	4	182,000.00	104	0043	4	182,000.00	104	0044				0045	4	182,000.00	104	
												0046	2	109,090.00	130	0047	2	109,090.00	130	0048				0049	2	109,090.00	130	
												0050	10	931,818.00	700	0051	10	931,818.00	700	0052				0053	10	931,818.00	700	
												0054	2	150,000.00	170	0055	2	150,000.00	170	0056				0057	2	150,000.00	170	
												0058	15	1,090,909.00	750	0059	15	1,090,909.00	750	0060				0061	15	1,090,909.00	750	
												0062	6	127,272.00	360	0063	6	127,272.00	360	0064				0065	6	127,272.00	360	
												0066	2	59,100.00	130	0067	2	59,100.00	130	0068				0069	2	59,100.00	130	
												0070	8	150,000.00	300	0071	8	150,000.00	300	0072				0073	8	150,000.00	300	
												0074	2	68,500.00	120	0075	2	68,500.00	120	0076				0077	2	68,500.00	120	
												0078	3	64,000.00	80	0079	3	64,000.00	80	0080				0081	3	64,000.00	80	
												0082	2	64,000.00	120	0083	2	64,000.00	120	0084				0085	2	64,000.00	120	
												0086	8	273,000.00	310	0087	8	273,000.00	310	0088				0089	8	273,000.00	310	
												0090	2	182,000.00	140	0091	2	182,000.00	140	0092				0093	2	182,000.00	140	
												0094	3	56,000.00		0095	3	56,000.00		0096				0097	3	56,000.00		
												0098	8	182,000.00	120	0099	8	182,000.00	120	0100				0101	8	182,000.00	120	
												0102	4	128,000.00	71	0103	4	128,000.00	71	0104				0105	4	128,000.00	71	
												0106	4	150,000.00		0107	4	150,000.00		0108				0109	4	150,000.00		
												0110	3	146,000.00		0111	3	146,000.00		0112				0113	3	146,000.00		

Nerjarine				La Ayoun				Qarawiyyine				Rcif				Rmila				Talaa				Zenjfor			
hotel ID #	rooms	price €/night		hotel ID #	rooms	price €/night		hotel ID #	rooms	price €/night		hotel ID #	rooms	price €/night		hotel ID #	rooms	price €/night		hotel ID #	rooms	price €/night		hotel ID #	rooms	price €/night	
001	2	75		001	11	110		001	4	40		001	8	60		001	4	130		001	55	30		001	5	45	
002	2			002	5	150		002	3	50		002	8	60		002	4			002	2	40		002	5	70	
003	2							003	2	55		003	4	65		003	4	50		003	4	50		003	7	80	
004	3	80						004	5	70		004	4	75		004	4	50		004	4	50		004	14	325	
005	3	90						005	7	70		005	4	140		005	6	50		005	6	50		005	9		
006	3	150						006	6	140						006	6	50		006	6	60					
007	4	40						007	3							007	3	65		007	3	65					
008	4	70														008	5	65		008	5	65					
009	4	70														009	6	65		009	6	65					
010	4	90														010	4	70		010	4	70					
011	8	200														011	8	70		011	8	70					
012	9	110														012	2	75		012	2	75					
																013	5	75		013	5	75					
																014	8	75		014	8	75					
																015	2	95		015	2	95					
																016	5	100		016	5	100					
																017	8	110		017	8	110					
																018	5	120		018	5	120					
																019	6	125		019	6	125					
																020	7	160		020	7	160					
																021	14	190		021	14	190					
																022	9	220		022	9	220					
																023	26	400		023	26	400					
																024	4			024	4						
																025	4			025	4						
																026	4			026	4						
																027	6			027	6						
																028	8			028	8						

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